
NEBRASKA DEPARTMENT OF

2005 Reports & Opinions

of the

Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Saunders County
78

2005 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2005

Preface

Nebraska law provides the requirements for the assessment of real property for the purposes of property taxation. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniform and proportionate upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2) (R.S. Supp. 2004). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance and equity of the property tax imposed by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp. 2004) requires that all classes of real property, except agricultural land, be assessed between ninety-two and one hundred percent of actual value; the class of agricultural land be assessed between seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed between seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2004):

[T]he Property Tax Administrator shall prepare statistical and narrative reports informing the [Tax Equalization and Review Commission] of the level of value and the quality of assessment of the classes and subclasses of real property in the state and certify his or her opinion regarding the level of value and quality of assessment in each county.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator’s opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all

the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Tax Equalization and Review Commission, hereinafter referred to as the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

Finally, the Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

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Residential Real Property - Current

Number of Sales	792	COD	17.32
Total Sales Price	78,207,836	PRD	106.51
Total Adj. Sales Price	79,081,336	COV	52.83
Total Assessed Value	73,931,870	STD	52.60
Avg. Adj. Sales Price	99,850	Avg. Abs. Dev.	16.61
Avg. Assessed Value	93,348	Min	19.52
Median	95.90	Max	1056.67
Wgt. Mean	93.49	95% Median C.I.	94.88 to 96.75
Mean	99.57	95% Wgt. Mean C.I.	91.74 to 95.24
		95% Mean C.I.	95.91 to 103.23
% of Value of the Class of all Real Property Value in the County			49.16
% of Records Sold in the Study Period			10.24
% of Value Sold in the Study Period			10.25
Average Assessed Value of the Base			93,302

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2005	792	95.90	17.32	106.51
2004	709	94.92	15.39	103.18
2003	716	96	16.50	103.29
2002	801	97	22.51	105.61
2001	931	94	30.44	82.75

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Commercial Real Property - Current

Number of Sales	85	COD	25.78
Total Sales Price	6,216,717	PRD	104.58
Total Adj. Sales Price	6,210,803	COV	37.43
Total Assessed Value	5,438,370	STD	34.27
Avg. Adj. Sales Price	73,068	Avg. Abs. Dev.	24.48
Avg. Assessed Value	63,981	Min	13.23
Median	94.94	Max	239.00
Wgt. Mean	87.56	95% Median C.I.	83.29 to 100.00
Mean	91.58	95% Wgt. Mean C.I.	78.67 to 96.45
		95% Mean C.I.	84.29 to 98.86
% of Value of the Class of all Real Property Value in the County			6.29
% of Records Sold in the Study Period			10.04
% of Value Sold in the Study Period			5.89
Average Assessed Value of the Base			108,970

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2005	85	94.94	25.78	104.58
2004	99	96.55	22.60	101.25
2003	104	92	24.46	99.09
2002	111	96	34.84	108.2
2001	109	97	29.37	98.74

2005 Opinions of the Property Tax Administrator for Saunders County

Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

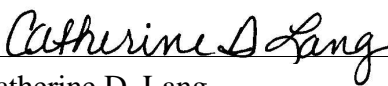
It is my opinion that the level of value of the class of residential real property in Saunders County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Saunders County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Saunders County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Saunders County is not in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.




Catherine D. Lang
Property Tax Administrator

2005 Correlation Section for Saunders County

Residential Real Property

I. Correlation

Saunders: RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices for the residential class of property in Saunders County support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. All three measures of central tendency support a level of value within the acceptable range. The quality of assessment for the residential class of property in Saunders County has been met after analyzing the qualitative statistics and the assessment practices. The qualitative statistics appear to be out of compliance but further research indicates that a few sales under \$12,000 are the reason for pushing the qualitative statistics out of compliance, and should not be relied on to call the county out of compliance for the quality of assessment. Saunders County did a tremendous amount of revaluation work within the residential class of property that included physical inspections to verify the information on the property record card. The assessment actions for 2005 support the change in statistics from the preliminary statistics to the final statistics. These R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value, and is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	1065	966	880	882	982
Qualified Sales	931	801	716	709	792
Percent Used	87.42	82.92	81.36	80.39	80.65

Saunders: RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has

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utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	83	17.71	97.7	96
2002	88	7.71	94.78	97

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2003	89	6.64	94.91	96
2004	91.37	4.37	95.36	94.92
2005	92.17	2.74	94.7	95.90

Saunders: RESIDENTIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
16.19	2001	17.7
18.38	2002	7.71
11	2003	7
7.06	2004	4.37
5.47	2005	2.74

Saunders: RESIDENTIAL: After review of the percent change report, it appears that Saunders County

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has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. Appraisal uniformity has been attained for residential real property in Saunders County.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of

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value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	95.90	93.49	99.57

Saunders: RESIDENTIAL: All three measures of central tendency support a level of value within the acceptable range. This would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the residential class has kept up with the market.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

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	COD	PRD
R&O Statistics	17.32	106.51
Difference	2.32	3.51

Saunders: RESIDENTIAL: The prepared chart may lead the reader to believe that the quality of assessment was not within the established guidelines. However, further research indicates that few low dollar sales under \$12,000 are the reason for pushing the qualitative statistics out of compliance. These sales do not appear to be representing any particular subclass, therefore, the results of these outliers should not be relied on to call the quality of assessment.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	793	792	-1
Median	92.17	95.90	3.73
Wgt. Mean	88.65	93.49	4.84
Mean	92.13	99.57	7.44
COD	19.24	17.32	-1.92
PRD	103.93	106.51	2.58
Min Sales Ratio	4.40	19.52	15.12
Max Sales Ratio	1056.67	1056.67	0

Saunders: RESIDENTIAL: A brief review of the grid indicates the statistics have changed somewhat from the preliminary statistics to the R&O statistics; the county reported a revaluation in several towns and neighborhoods. One sale was disqualified after determining it was just a transaction to change the name. The final Reports and Opinion statistics reflect the reported assessment action.

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Commerical Real Property

I. Correlation

Saunders: COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization analysis indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports a level of value within the acceptable range. After researching the percentage change in sales base compared to the assessed base, one sale that moved to the residential class of property is the reason for the calculation of the change in sales base being almost 5% instead of 1%. The actual change in sales base of 1% is similar to the change in assessed base, and is consistent with the reported assessment action. The analysis of the measures of central tendency also support a level of value within the acceptable range. The weighted mean is affected by a couple of outliers, but ignoring the statistical effect of these two sales moves the weighted mean into the acceptable range also. The qualitative statistics for the commercial class of property are outside of the recommended guidelines and further research indicates that outliers are not the reason for these statistics being out of compliance. The county has mentioned that they will be focusing on commercial properties this next year to improve the quality of the commercial assessments. The assessment actions for 2005 support the change in statistics from the preliminary statistics to the final statistics. These R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value, and is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
Total Sales	163	155	150	146	142
Qualified Sales	109	111	104	99	85
Percent Used	66.87	71.61	69.33	67.81	59.86

Saunders: COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has

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utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the commercial properties were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample.

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	87	8.93	94.77	97
2002	81	19.89	97.11	96

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2003	90	2.69	92.42	92
2004	95.78	1.3	97.02	96.55
2005	93.60	-0.12	93.49	94.94

Saunders: COMMERCIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudeamans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
9.91	2001	8.93
38.2	2002	9.94
4	2003	3
0.72	2004	1.3
4.59	2005	-0.12

Saunders: COMMERCIAL: It appears from the percent change report that the sales base experienced

2005 Correlation Section for Saunders County

more change than the assessed base. However, further research indicates that one sale moved to the residential file, and if you would recalculate the percent change in the sales base from preliminary to final statistics without this sale, the commercial sales base actually only changed approximately 1%, which is similar to the small change in assessed base also. Therefore, sold and unsold properties were appraised similarly.

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

2005 Correlation Section for Saunders County

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	94.94	87.56	91.58

Saunders: COMMERCIAL: It would appear that only the median and mean support a level of value within the acceptable range, however further research indicates that two sales are the reason for pulling the weighted mean out of the acceptable range. Therefore, removing the statistical effect of these two sales would leave all measures of central tendency supporting a level of value within the acceptable range.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

**2005 Correlation Section
for Saunders County**

	COD	PRD
R&O Statistics	25.78	104.58
Difference	5.78	1.58

Saunders: COMMERCIAL: The prepared chart indicates that the qualitative statistics are outside of the established guidelines. Further research of the sales file indicates that no sale or few sales is the sole cause of the qualitative statistics being outside of the range.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	84	85	1
Median	93.60	94.94	1.34
Wgt. Mean	86.19	87.56	1.37
Mean	88.01	91.58	3.57
COD	26.31	25.78	-0.53
PRD	102.11	104.58	2.47
Min Sales Ratio	1.58	13.23	11.65
Max Sales Ratio	171.90	239.00	67.1

Saunders: COMMERCIAL: The statistics change very little from the preliminary statistics to the R&O statistics because the county did very little revaluation work. The county revalued the commercial lots that were in the residential areas that the county revalued for this year. Therefore the statistics reflect the assessment action and support a level of value within the acceptable range.

**2005 County Abstract of Assessment for Real Property, Form 45 Compared with the
2004 Certificate of Taxes Levied (CTL)**

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	2004 CTL County Total	2005 Form 45 County Total	Value Difference (2005 Form 45 - 2004 CTL)	Percent Change	2005 Growth (New Construction Value)	% Change excl. Growth
1. Residential	685,638,370	721,306,520	35,668,150	5.2	16,879,030	2.74
2. Recreational	200,220	200,220	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	147,646,520	152,419,830	4,773,310	3.23	*-----	3.23
4. Total Residential (sum lines 1-3)	833,485,110	873,926,570	40,441,460	4.85	16,879,030	2.83
5. Commercial	86,636,170	92,297,860	5,661,690	6.54	5,761,890	-0.12
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	43,987,240	44,226,080	238,840	0.54	6,589,270	-14.44
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	130,623,410	136,523,940	5,900,530	4.52	5,761,890	0.11
10. Total Non-Agland Real Property	964,108,520	1,010,450,510	46,341,990	4.81	29,230,190	1.77
11. Irrigated	88,418,600	117,605,130	29,186,530	33.01		
12. Dryland	332,552,440	307,314,070	-25,238,370	-7.59		
13. Grassland	26,325,370	30,632,380	4,307,010	16.36		
14. Wasteland	1,568,040	1,520,930	-47,110	-3		
15. Other Agland	0	0	0			
16. Total Agricultural Land	448,864,450	457,072,510	8,208,060	1.83		
17. Total Value of All Real Property (Locally Assessed)	1,412,972,970	1,467,523,020	54,550,050	3.86	29,230,190	1.79

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

PA&T 2005 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	792	MEDIAN:	96	COV:	52.83	95% Median C.I.:	94.88 to 96.75	(! : Derived)
TOTAL Sales Price:	78,207,836	WGT. MEAN:	93	STD:	52.60	95% Wgt. Mean C.I.:	91.74 to 95.24	
TOTAL Adj.Sales Price:	79,081,336	MEAN:	100	AVG.ABS.DEV:	16.61	95% Mean C.I.:	95.91 to 103.23	
TOTAL Assessed Value:	73,931,870							
AVG. Adj. Sales Price:	99,850	COD:	17.32	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	93,348	PRD:	106.51	MIN Sales Ratio:	19.52			

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	112	97.39	105.81	100.69	18.05	105.09	48.70	773.17	96.45 to 99.91	104,234	104,955
10/01/02 TO 12/31/02	80	97.35	97.94	94.25	14.54	103.92	19.52	186.03	94.97 to 100.02	99,880	94,133
01/01/03 TO 03/31/03	76	96.40	97.07	95.71	10.84	101.42	47.94	182.62	93.33 to 100.00	90,351	86,477
04/01/03 TO 06/30/03	95	95.66	94.21	89.75	14.08	104.96	25.26	159.37	93.33 to 98.29	88,288	79,242
07/01/03 TO 09/30/03	145	94.92	99.02	92.89	16.98	106.60	44.80	556.87	93.28 to 96.71	109,947	102,129
10/01/03 TO 12/31/03	86	95.70	96.83	91.43	16.49	105.91	43.24	298.00	92.17 to 99.92	99,980	91,411
01/01/04 TO 03/31/04	83	93.33	107.18	93.17	28.03	115.04	41.64	1056.67	91.06 to 97.49	92,926	86,574
04/01/04 TO 06/30/04	115	93.58	97.95	89.76	19.05	109.12	26.10	410.00	92.43 to 97.17	103,555	92,955
<u>Study Years</u>											
07/01/02 TO 06/30/03	363	97.02	99.21	95.61	14.73	103.77	19.52	773.17	95.80 to 98.25	96,195	91,972
07/01/03 TO 06/30/04	429	94.63	99.87	91.81	19.53	108.78	26.10	1056.67	93.28 to 96.09	102,942	94,512
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	402	95.62	97.05	92.40	15.01	105.03	25.26	556.87	93.86 to 96.70	98,992	91,468
<u>ALL</u>											
	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

PA&T 2005 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

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AVG. Assessed Value:	93,348	PRD:	106.51	MIN Sales Ratio:	19.52			

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ASHLAND CITY	125	94.88	101.00	91.38	24.96	110.53	32.59	1056.67	90.25 to 96.10	99,446	90,876
ASHLAND RURAL SUBS	42	93.13	92.07	88.97	11.78	103.49	58.33	172.41	87.50 to 94.63	105,223	93,615
CEDAR BLUFFS CITY	21	96.78	98.82	97.49	9.96	101.36	55.68	147.35	94.83 to 103.29	68,900	67,173
CEDAR BLUFFS RUR SUB	1	26.67	26.67	26.67			26.67	26.67	N/A	37,500	10,000
CERESCO CITY	33	98.15	106.67	99.39	17.71	107.32	54.84	259.84	93.50 to 102.60	83,183	82,677
COLON CITY	3	97.13	95.20	82.71	21.56	115.10	62.83	125.65	N/A	40,333	33,360
FREMONT RURAL SUBS	32	94.37	89.64	87.42	15.51	102.55	41.64	122.22	80.38 to 98.53	107,682	94,132
ITHACA CITY	8	94.43	96.17	96.07	8.96	100.10	78.14	116.06	78.14 to 116.06	63,000	60,526
LESHARA	3	91.61	85.43	85.41	7.43	100.02	72.14	92.55	N/A	124,500	106,336
MALMO CITY	5	99.99	144.90	97.67	49.00	148.36	93.02	333.00	N/A	51,262	50,066
MEAD CITY	29	92.50	96.69	92.61	11.70	104.41	70.69	155.46	87.19 to 98.25	63,224	58,549
MEAD RURAL SUBS	2	85.63	85.63	85.62	2.44	100.01	83.54	87.72	N/A	28,602	24,490
MEMPHIS CITY	1	86.00	86.00	86.00			86.00	86.00	N/A	65,000	55,900
MORSE BLUFF	1	26.10	26.10	26.10			26.10	26.10	N/A	77,000	20,100
MORSE BLUFF RURAL SU	2	76.35	76.35	76.44	2.80	99.88	74.21	78.49	N/A	152,500	116,575
NORTHEAST RURAL	38	93.92	87.09	83.69	24.93	104.06	19.52	137.50	75.60 to 103.44	117,314	98,186
NORTHWEST RURAL	42	93.61	104.13	93.59	25.81	111.26	34.86	410.00	86.95 to 105.44	99,786	93,387
PRAGUE CITY	8	98.96	109.73	100.24	15.17	109.47	93.34	151.30	93.34 to 151.30	29,843	29,916
SOUTH CENTRAL RURAL	48	93.70	92.41	92.84	11.76	99.54	50.00	137.58	88.00 to 97.40	118,551	110,061
SWEDEBURG CITY	1	72.50	72.50	72.50			72.50	72.50	N/A	20,000	14,500
VALPARAISO CITY	20	97.52	106.87	101.16	18.44	105.65	77.17	186.03	92.79 to 101.53	60,515	61,215
WAHOO CITY	151	98.44	103.36	99.67	11.27	103.70	63.74	556.87	97.29 to 99.89	95,506	95,190
WAHOO RURAL SUBS	32	95.24	120.73	120.04	32.26	100.58	75.00	773.17	93.33 to 102.58	56,563	67,896
WANN CITY	1	37.66	37.66	37.66			37.66	37.66	N/A	85,500	32,200
WESTON CITY	14	96.58	97.30	96.18	6.36	101.17	75.65	116.00	92.04 to 104.12	40,500	38,953
WOODCLIFF SUB	58	93.75	93.17	91.84	10.08	101.45	71.83	136.36	88.89 to 97.34	178,848	164,248
YUTAN CITY	48	96.20	99.15	93.98	12.53	105.50	64.56	212.99	94.47 to 100.06	93,866	88,218
YUTAN RURAL SUBS	23	95.41	102.71	87.57	22.56	117.29	58.00	360.04	86.58 to 99.35	147,472	129,135
ALL	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	443	97.05	102.23	95.83	16.87	106.68	26.10	1056.67	96.09 to 97.86	87,199	83,563
2	159	94.63	95.45	92.13	13.63	103.60	25.26	360.04	93.33 to 96.91	123,668	113,935
3	190	93.33	96.81	90.42	21.18	107.06	19.52	773.17	90.24 to 95.24	109,414	98,934
ALL	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

PA&T 2005 R&O Statistics

Base Stat

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TOTAL Assessed Value:	73,931,870							
AVG. Adj. Sales Price:	99,850	COD:	17.32	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	93,348	PRD:	106.51	MIN Sales Ratio:	19.52			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	577	96.09	99.73	93.94	15.27	106.16	32.59	1056.67	95.24 to 97.07	120,013	112,745
2	211	94.83	99.49	90.53	23.08	109.90	19.52	556.87	93.33 to 97.92	45,526	41,214
3	4	82.14	81.38	79.84	13.63	101.93	67.87	93.39	N/A	56,875	45,410
ALL	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	787	95.89	99.31	93.43	17.11	106.29	19.52	1056.67	94.88 to 96.73	100,242	93,651
06											
07	5	107.56	141.17	119.74	42.58	117.90	90.33	298.00	N/A	38,070	45,584
ALL	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

PA&T 2005 R&O Statistics

Base Stat

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AVG. Assessed Value:	93,348	PRD:	106.51	MIN Sales Ratio:	19.52			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003	2	104.88	104.88	105.02	0.68	99.87	104.17	105.60	N/A	89,250	93,730
12-0025											
12-0056											
12-0086											
12-0502	3	90.41	91.57	84.70	13.17	108.11	74.29	110.00	N/A	128,166	108,553
19-0123											
27-0001	3	93.96	102.57	97.07	9.23	105.67	93.86	119.88	N/A	165,000	160,160
27-0595	12	92.72	117.97	88.68	51.72	133.03	26.10	410.00	74.93 to 133.33	94,616	83,907
55-0145											
55-0161	63	98.00	103.86	97.79	18.21	106.20	50.00	259.84	94.27 to 99.98	81,383	79,586
78-0001	185	93.33	98.00	90.81	21.02	107.92	32.59	1056.67	90.99 to 95.26	100,522	91,287
78-0003	1	99.02	99.02	99.02			99.02	99.02	N/A	87,900	87,040
78-0009	85	96.00	96.55	87.50	18.26	110.34	43.24	360.04	91.27 to 97.53	118,935	104,066
78-0011	88	95.24	91.15	91.07	13.86	100.09	19.52	136.36	91.60 to 97.38	147,683	134,488
78-0023	9	92.24	98.09	95.29	11.12	102.93	84.43	126.98	84.85 to 115.64	94,027	89,603
78-0036	8	94.88	112.69	82.06	47.62	137.33	34.86	333.00	34.86 to 333.00	64,789	53,165
78-0039	191	98.11	105.83	101.21	15.28	104.57	54.60	773.17	97.29 to 99.89	93,739	94,874
78-0050	11	93.21	94.99	93.95	7.10	101.10	78.14	116.06	88.21 to 106.36	79,909	75,077
78-0070	7	93.75	94.28	94.30	2.25	99.98	88.24	100.00	88.24 to 100.00	36,357	34,285
78-0072	45	92.50	94.88	90.81	11.77	104.49	58.59	155.46	87.72 to 95.49	73,172	66,446
78-0103	15	96.19	96.02	92.96	7.21	103.30	75.65	116.00	92.04 to 102.35	45,986	42,749
78-0104	17	100.98	112.59	106.37	18.54	105.85	81.34	172.90	93.62 to 143.06	58,138	61,839
78-0107	46	95.27	92.12	90.62	12.63	101.65	26.67	147.35	90.79 to 97.59	97,160	88,050
78-0111	1	86.02	86.02	86.02			86.02	86.02	N/A	128,000	110,100
78-0115											
NonValid School											
ALL	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

PA&T 2005 R&O Statistics

Base Stat

PAGE:5 of 7

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	792	MEDIAN:	96	COV:	52.83	95% Median C.I.:	94.88 to 96.75	(! : Derived)
TOTAL Sales Price:	78,207,836	WGT. MEAN:	93	STD:	52.60	95% Wgt. Mean C.I.:	91.74 to 95.24	
TOTAL Adj.Sales Price:	79,081,336	MEAN:	100	AVG.ABS.DEV:	16.61	95% Mean C.I.:	95.91 to 103.23	
TOTAL Assessed Value:	73,931,870							
AVG. Adj. Sales Price:	99,850	COD:	17.32	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	93,348	PRD:	106.51	MIN Sales Ratio:	19.52			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	220	94.87	103.45	93.81	27.30	110.28	19.52	773.17	93.33 to 98.01	46,575	43,690
Prior TO 1860											
1860 TO 1899	78	95.95	99.36	95.12	17.33	104.46	46.08	212.99	92.77 to 99.02	73,585	69,994
1900 TO 1919	114	95.98	95.06	92.28	13.57	103.01	26.10	172.90	93.28 to 98.52	98,231	90,648
1920 TO 1939	46	93.37	94.16	92.27	9.87	102.05	54.60	125.40	91.94 to 96.91	101,019	93,207
1940 TO 1949	25	99.45	111.06	105.48	17.75	105.29	83.17	259.84	97.13 to 112.39	65,371	68,952
1950 TO 1959	32	98.59	98.35	98.31	7.27	100.04	77.76	118.16	93.54 to 102.39	99,287	97,610
1960 TO 1969	49	93.36	90.36	89.06	9.66	101.46	37.66	109.85	89.61 to 95.82	113,739	101,291
1970 TO 1979	103	96.45	97.27	93.85	10.06	103.65	67.18	298.00	93.96 to 98.06	137,547	129,089
1980 TO 1989	19	95.41	91.71	88.88	8.55	103.18	58.00	105.64	83.62 to 98.80	190,647	169,447
1990 TO 1994	19	95.99	96.42	91.76	14.92	105.08	65.10	182.62	83.23 to 102.12	171,384	157,263
1995 TO 1999	38	97.20	95.80	93.74	7.50	102.19	72.99	130.51	92.23 to 99.16	192,640	180,586
2000 TO Present	49	97.24	114.22	94.86	28.10	120.40	64.48	1056.67	93.26 to 98.25	173,443	164,535
ALL	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	333.00	282.67	211.60	30.53	133.59	105.00	410.00	N/A	1,666	3,526
5000 TO 9999	5	188.89	161.76	169.48	21.82	95.45	100.00	212.99	N/A	7,240	12,270
Total \$											
1 TO 9999	8	194.44	207.10	174.59	42.12	118.62	100.00	410.00	100.00 to 410.00	5,150	8,991
10000 TO 29999	87	101.82	118.96	111.33	32.85	106.86	41.64	1056.67	97.92 to 106.97	21,692	24,150
30000 TO 59999	136	97.18	103.00	102.23	20.07	100.75	19.52	556.87	93.88 to 100.00	43,242	44,207
60000 TO 99999	243	96.75	97.50	96.69	14.96	100.83	25.26	773.17	95.03 to 98.50	78,020	75,440
100000 TO 149999	174	93.66	93.55	93.31	9.51	100.26	46.08	172.41	92.81 to 95.88	122,376	114,186
150000 TO 249999	114	92.38	90.24	90.12	10.27	100.13	32.59	136.18	89.81 to 95.24	188,190	169,602
250000 TO 499999	30	90.26	86.23	85.84	12.36	100.45	43.24	105.99	83.37 to 95.95	318,856	273,713
ALL	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

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Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	792	MEDIAN:	96	COV:	52.83	95% Median C.I.:	94.88 to 96.75	(! : Derived)
TOTAL Sales Price:	78,207,836	WGT. MEAN:	93	STD:	52.60	95% Wgt. Mean C.I.:	91.74 to 95.24	
TOTAL Adj.Sales Price:	79,081,336	MEAN:	100	AVG.ABS.DEV:	16.61	95% Mean C.I.:	95.91 to 103.23	
TOTAL Assessed Value:	73,931,870							
AVG. Adj. Sales Price:	99,850	COD:	17.32	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	93,348	PRD:	106.51	MIN Sales Ratio:	19.52			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	333.00	282.67	211.60	30.53	133.59	105.00	410.00	N/A	1,666	3,526
5000 TO 9999	3	100.00	75.48	35.30	29.13	213.82	19.52	106.92	N/A	20,500	7,236
Total \$											
1 TO 9999	6	105.96	179.07	48.56	98.37	368.80	19.52	410.00	19.52 to 410.00	11,083	5,381
10000 TO 29999	90	95.46	95.43	83.08	24.69	114.87	25.26	212.99	92.50 to 100.00	25,159	20,901
30000 TO 59999	171	93.75	94.47	87.57	17.25	107.88	32.59	298.00	91.67 to 96.49	50,283	44,034
60000 TO 99999	234	97.43	98.41	95.22	11.39	103.35	51.27	259.84	96.09 to 99.26	83,892	79,879
100000 TO 149999	168	95.42	101.52	94.51	15.04	107.41	65.10	1056.67	93.28 to 97.17	128,335	121,293
150000 TO 249999	105	95.24	101.03	92.94	17.56	108.71	43.24	556.87	92.18 to 97.38	200,470	186,322
250000 TO 499999	17	95.66	132.02	98.42	48.52	134.14	72.99	773.17	84.67 to 100.04	318,617	313,589
500000 +	1	105.99	105.99	105.99			105.99	105.99	N/A	495,000	524,670
ALL											
	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	220	94.78	103.37	93.65	27.26	110.38	19.52	773.17	93.33 to 97.92	46,665	43,702
10	2	93.93	93.93	90.98	11.06	103.24	83.54	104.31	N/A	22,352	20,335
15	1	63.74	63.74	63.74			63.74	63.74	N/A	19,000	12,110
20	80	98.56	101.65	96.05	15.30	105.83	55.79	298.00	95.66 to 101.44	74,733	71,781
25	30	97.15	98.78	96.49	10.39	102.37	64.48	143.06	93.83 to 102.60	103,555	99,920
30	344	94.96	97.86	92.40	14.75	105.91	26.10	1056.67	93.39 to 96.19	109,251	100,948
35	17	97.76	95.81	92.99	4.99	103.04	55.75	108.25	95.80 to 100.36	158,984	147,837
40	92	96.74	97.21	95.13	10.14	102.19	55.27	182.62	93.96 to 97.88	188,988	179,781
45	1	80.22	80.22	80.22			80.22	80.22	N/A	268,000	214,990
50	5	95.66	90.82	88.66	6.59	102.44	73.94	98.97	N/A	345,128	306,004
ALL											
	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

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Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	792	MEDIAN:	96	COV:	52.83	95% Median C.I.:	94.88 to 96.75	(! : Derived)
TOTAL Sales Price:	78,207,836	WGT. MEAN:	93	STD:	52.60	95% Wgt. Mean C.I.:	91.74 to 95.24	
TOTAL Adj.Sales Price:	79,081,336	MEAN:	100	AVG.ABS.DEV:	16.61	95% Mean C.I.:	95.91 to 103.23	
TOTAL Assessed Value:	73,931,870							
AVG. Adj. Sales Price:	99,850	COD:	17.32	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	93,348	PRD:	106.51	MIN Sales Ratio:	19.52			

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STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	212	94.92	104.15	94.66	27.43	110.03	19.52	773.17	93.75 to 98.01	45,205	42,789
100	9	93.88	114.48	89.32	29.84	128.17	74.28	298.00	88.13 to 107.56	94,027	83,981
101	364	96.62	99.12	94.10	13.73	105.33	26.10	1056.67	95.72 to 97.62	122,279	115,065
102	61	95.49	95.67	93.68	11.09	102.13	46.08	137.43	90.99 to 99.34	146,419	137,166
103	12	99.02	95.82	95.59	9.38	100.25	37.66	123.59	94.97 to 102.47	89,427	85,480
104	106	93.68	94.94	90.35	13.73	105.08	51.27	259.84	91.81 to 96.73	102,144	92,289
106	9	86.05	83.75	80.55	17.11	103.97	58.59	119.88	62.83 to 105.85	86,711	69,848
301	18	96.15	98.38	95.46	11.86	103.06	75.69	182.62	90.82 to 99.33	133,066	127,024
304	1	97.02	97.02	97.02			97.02	97.02	N/A	134,000	130,010
ALL											
	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	220	94.78	103.37	93.65	27.26	110.38	19.52	773.17	93.33 to 97.92	46,665	43,702
10	4	93.40	88.71	91.09	11.12	97.38	63.74	104.31	N/A	45,750	41,675
20	36	101.34	108.53	101.88	22.20	106.52	55.79	259.84	93.44 to 106.49	59,840	60,966
25	4	99.36	97.42	95.86	9.65	101.63	78.09	112.87	N/A	98,450	94,375
30	303	96.75	100.25	93.84	15.60	106.84	26.10	1056.67	95.66 to 97.86	112,748	105,799
35	16	96.55	100.67	99.27	10.96	101.41	84.85	182.62	88.99 to 102.11	114,698	113,858
40	199	94.47	93.18	92.02	9.04	101.26	37.66	136.18	92.93 to 96.10	146,436	134,755
45	3	94.40	94.09	93.69	7.16	100.42	83.80	104.06	N/A	71,166	66,676
50	7	93.50	93.32	93.38	6.00	99.93	82.12	103.37	82.12 to 103.37	104,500	97,587
ALL											
	792	95.90	99.57	93.49	17.32	106.51	19.52	1056.67	94.88 to 96.75	99,850	93,348

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

NUMBER of Sales:	85	MEDIAN:	95	COV:	37.43	95% Median C.I.:	83.29 to 100.00
TOTAL Sales Price:	6,216,717	WGT. MEAN:	88	STD:	34.27	95% Wgt. Mean C.I.:	78.67 to 96.45
TOTAL Adj.Sales Price:	6,210,803	MEAN:	92	AVG.ABS.DEV:	24.48	95% Mean C.I.:	84.29 to 98.86
TOTAL Assessed Value:	5,438,370						
AVG. Adj. Sales Price:	73,068	COD:	25.78	MAX Sales Ratio:	239.00		
AVG. Assessed Value:	63,980	PRD:	104.58	MIN Sales Ratio:	13.23		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	8	87.59	82.47	84.10	24.25	98.06	23.44	123.11	23.44 to 123.11		95,187	80,052
10/01/01 TO 12/31/01	10	104.73	89.08	97.08	23.27	91.76	37.29	117.66	37.50 to 116.85		86,500	83,975
01/01/02 TO 03/31/02	12	100.42	104.05	104.83	17.19	99.26	63.46	171.90	86.20 to 112.01		96,041	100,680
04/01/02 TO 06/30/02	5	102.73	96.40	97.57	8.37	98.80	76.95	106.09	N/A		48,960	47,770
07/01/02 TO 09/30/02	5	106.77	110.28	108.75	18.42	101.40	76.58	161.40	N/A		53,100	57,748
10/01/02 TO 12/31/02	10	84.47	84.89	68.13	23.59	124.60	43.90	145.01	65.28 to 97.76		67,244	45,815
01/01/03 TO 03/31/03	5	112.80	126.12	114.99	37.68	109.68	70.62	239.00	N/A		37,856	43,530
04/01/03 TO 06/30/03	7	103.69	96.47	75.75	22.66	127.36	13.88	138.41	13.88 to 138.41		68,421	51,827
07/01/03 TO 09/30/03	6	103.08	105.56	112.80	12.94	93.57	77.78	138.48	77.78 to 138.48		49,500	55,838
10/01/03 TO 12/31/03	4	73.58	65.98	70.17	17.99	94.03	32.08	84.67	N/A		60,350	42,345
01/01/04 TO 03/31/04	8	68.91	71.19	64.15	38.12	110.98	13.23	145.45	13.23 to 145.45		65,000	41,697
04/01/04 TO 06/30/04	5	63.35	65.97	66.20	11.35	99.64	54.19	83.86	N/A		104,485	69,174
____Study Years____												
07/01/01 TO 06/30/02	35	99.25	93.75	96.80	19.64	96.84	23.44	171.90	86.20 to 105.02		86,394	83,633
07/01/02 TO 06/30/03	27	96.55	100.23	82.64	27.89	121.29	13.88	239.00	78.62 to 110.08		59,488	49,160
07/01/03 TO 06/30/04	23	73.76	78.11	74.89	30.63	104.31	13.23	145.45	66.38 to 90.63		68,731	51,472
____Calendar Yrs____												
01/01/02 TO 12/31/02	32	97.56	97.84	93.95	18.90	104.14	43.90	171.90	86.20 to 105.02		72,976	68,559
01/01/03 TO 12/31/03	22	99.43	100.14	89.91	28.11	111.39	13.88	239.00	77.78 to 114.73		54,846	49,311
____ALL____												
	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00		73,068	63,980

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

NUMBER of Sales:	85	MEDIAN:	95	COV:	37.43	95% Median C.I.:	83.29 to 100.00
TOTAL Sales Price:	6,216,717	WGT. MEAN:	88	STD:	34.27	95% Wgt. Mean C.I.:	78.67 to 96.45
TOTAL Adj.Sales Price:	6,210,803	MEAN:	92	AVG.ABS.DEV:	24.48	95% Mean C.I.:	84.29 to 98.86
TOTAL Assessed Value:	5,438,370						
AVG. Adj. Sales Price:	73,068	COD:	25.78	MAX Sales Ratio:	239.00		
AVG. Assessed Value:	63,980	PRD:	104.58	MIN Sales Ratio:	13.23		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ASHLAND CITY	14	98.50	97.14	89.76	19.12	108.22	43.90	171.90	70.49 to 110.08	85,321	76,587
CEDAR BLUFFS CITY	4	80.89	82.09	80.79	14.16	101.61	63.35	103.22	N/A	44,231	35,732
COLON CITY	1	63.33	63.33	63.33			63.33	63.33	N/A	45,000	28,500
ITHACA CITY	2	47.62	47.62	55.96	72.23	85.10	13.23	82.02	N/A	49,500	27,700
LESHARA	1	97.55	97.55	97.55			97.55	97.55	N/A	40,000	39,020
MALMO CITY	2	84.62	84.62	84.86	7.09	99.72	78.62	90.63	N/A	38,500	32,670
MEAD CITY	5	93.87	79.28	78.62	25.78	100.85	23.44	106.77	N/A	65,100	51,180
MEMPHIS CITY	2	104.39	104.39	107.31	3.41	97.28	100.83	107.96	N/A	32,975	35,385
PRAGUE CITY	1	91.18	91.18	91.18			91.18	91.18	N/A	17,000	15,500
SOUTH CENTRAL RURAL	2	76.94	76.94	76.93	0.02	100.01	76.92	76.95	N/A	79,900	61,470
VALPARAISO CITY	5	84.67	83.63	81.76	24.41	102.29	37.29	121.67	N/A	15,880	12,984
WAHOO CITY	33	96.18	92.90	89.58	32.58	103.70	13.88	239.00	69.99 to 111.52	97,175	87,053
WANN CITY	1	145.01	145.01	145.01			145.01	145.01	N/A	3,448	5,000
WESTON CITY	3	93.33	110.44	113.07	30.30	97.67	76.58	161.40	N/A	18,666	21,106
WOODCLIFF SUB	1	84.10	84.10	84.10			84.10	84.10	N/A	80,000	67,280
YUTAN CITY	8	100.05	96.97	84.96	13.37	114.14	67.36	117.66	67.36 to 117.66	73,062	62,071
____ALL____											
	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	78	94.85	90.88	87.55	26.18	103.80	13.23	239.00	82.02 to 100.00	70,940	62,110
2	4	102.20	97.36	90.10	15.86	108.06	67.36	117.66	N/A	122,500	110,367
3	3	84.10	102.01	81.24	26.99	125.57	76.92	145.01	N/A	62,482	50,760
____ALL____											
	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	72	96.65	94.14	87.94	23.97	107.05	13.23	239.00	86.20 to 100.83	76,380	67,170
2	13	76.95	77.39	84.63	32.92	91.44	23.44	145.01	37.50 to 111.52	54,725	46,315
____ALL____											
	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

NUMBER of Sales:	85	MEDIAN:	95	COV:	37.43	95% Median C.I.:	83.29 to 100.00
TOTAL Sales Price:	6,216,717	WGT. MEAN:	88	STD:	34.27	95% Wgt. Mean C.I.:	78.67 to 96.45
TOTAL Adj.Sales Price:	6,210,803	MEAN:	92	AVG.ABS.DEV:	24.48	95% Mean C.I.:	84.29 to 98.86
TOTAL Assessed Value:	5,438,370						
AVG. Adj. Sales Price:	73,068	COD:	25.78	MAX Sales Ratio:	239.00		
AVG. Assessed Value:	63,980	PRD:	104.58	MIN Sales Ratio:	13.23		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003											
12-0025											
12-0056											
12-0086											
12-0502											
19-0123											
27-0001											
27-0595											
55-0145											
55-0161	5	84.67	91.57	85.89	15.04	106.61	76.95	121.67	N/A	23,640	20,304
78-0001	18	100.04	99.48	89.77	19.00	110.82	43.90	171.90	90.32 to 109.47	75,994	68,222
78-0003											
78-0009	10	97.49	91.06	84.48	17.16	107.79	37.29	117.66	67.36 to 112.80	64,150	54,193
78-0011	1	84.10	84.10	84.10			84.10	84.10	N/A	80,000	67,280
78-0023											
78-0036	2	84.62	84.62	84.86	7.09	99.72	78.62	90.63	N/A	38,500	32,670
78-0039	33	96.18	92.90	89.58	32.58	103.70	13.88	239.00	69.99 to 111.52	97,175	87,053
78-0050	2	47.62	47.62	55.96	72.23	85.10	13.23	82.02	N/A	49,500	27,700
78-0070											
78-0072	5	93.87	79.28	78.62	25.78	100.85	23.44	106.77	N/A	65,100	51,180
78-0103	3	93.33	110.44	113.07	30.30	97.67	76.58	161.40	N/A	18,666	21,106
78-0104	1	91.18	91.18	91.18			91.18	91.18	N/A	17,000	15,500
78-0107	5	77.92	78.33	77.25	15.50	101.41	63.33	103.22	N/A	44,385	34,286
78-0111											
78-0115											
NonValid School											
ALL	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

PA&T 2005 R&O Statistics

Base Stat

PAGE:4 of 6

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

NUMBER of Sales:	85	MEDIAN:	95	COV:	37.43	95% Median C.I.:	83.29 to 100.00
TOTAL Sales Price:	6,216,717	WGT. MEAN:	88	STD:	34.27	95% Wgt. Mean C.I.:	78.67 to 96.45
TOTAL Adj.Sales Price:	6,210,803	MEAN:	92	AVG.ABS.DEV:	24.48	95% Mean C.I.:	84.29 to 98.86
TOTAL Assessed Value:	5,438,370						
AVG. Adj. Sales Price:	73,068	COD:	25.78	MAX Sales Ratio:	239.00		
AVG. Assessed Value:	63,980	PRD:	104.58	MIN Sales Ratio:	13.23		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	30	83.98	85.28	80.14	40.02	106.42	13.23	239.00	67.33 to 100.83	58,812	47,130
Prior TO 1860											
1860 TO 1899	1	145.45	145.45	145.45			145.45	145.45	N/A	29,000	42,180
1900 TO 1919	10	85.03	89.85	84.36	21.43	106.50	63.35	161.40	67.04 to 97.76	57,292	48,333
1920 TO 1939	11	95.82	86.50	78.36	17.58	110.39	54.19	111.73	61.07 to 106.77	57,863	45,340
1940 TO 1949	6	101.43	116.67	125.77	21.82	92.77	90.32	171.90	90.32 to 171.90	50,166	63,093
1950 TO 1959	7	110.08	100.19	88.34	13.19	113.41	43.90	121.67	43.90 to 121.67	115,357	101,910
1960 TO 1969	8	91.46	92.05	94.08	21.34	97.85	63.33	131.68	63.33 to 131.68	123,875	116,538
1970 TO 1979	3	84.10	93.46	90.49	15.47	103.28	78.62	117.66	N/A	50,666	45,850
1980 TO 1989	3	100.00	101.11	104.26	5.20	96.99	93.87	109.47	N/A	122,666	127,886
1990 TO 1994	2	79.47	79.47	78.82	3.20	100.83	76.92	82.02	N/A	82,750	65,220
1995 TO 1999	4	88.62	87.41	76.67	19.01	114.00	67.36	105.02	N/A	105,750	81,080
2000 TO Present											
ALL	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	119.17	119.17	120.97	21.68	98.52	93.33	145.01	N/A	3,224	3,900
5000 TO 9999	1	100.83	100.83	100.83			100.83	100.83	N/A	6,000	6,050
Total \$											
1 TO 9999	3	100.83	113.06	111.26	17.08	101.61	93.33	145.01	N/A	4,149	4,616
10000 TO 29999	15	96.76	104.84	107.41	33.32	97.61	32.08	239.00	77.78 to 121.67	21,926	23,550
30000 TO 59999	31	93.87	85.98	85.71	19.98	100.32	13.23	126.18	76.95 to 100.00	41,208	35,317
60000 TO 99999	17	102.68	101.85	100.72	21.80	101.13	61.07	171.90	73.40 to 123.11	72,941	73,465
100000 TO 149999	10	75.34	73.25	75.67	27.77	96.80	32.73	110.08	37.50 to 100.00	119,200	90,200
150000 TO 249999	6	88.42	83.62	86.43	38.56	96.76	13.88	131.68	13.88 to 131.68	197,500	170,693
250000 TO 499999	3	80.24	80.33	82.19	30.31	97.74	43.90	116.85	N/A	325,000	267,113
ALL	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

PA&T 2005 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

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NUMBER of Sales:	85	MEDIAN:	95	COV:	37.43	95% Median C.I.:	83.29 to 100.00
TOTAL Sales Price:	6,216,717	WGT. MEAN:	88	STD:	34.27	95% Wgt. Mean C.I.:	78.67 to 96.45
TOTAL Adj.Sales Price:	6,210,803	MEAN:	92	AVG.ABS.DEV:	24.48	95% Mean C.I.:	84.29 to 98.86
TOTAL Assessed Value:	5,438,370						
AVG. Adj. Sales Price:	73,068	COD:	25.78	MAX Sales Ratio:	239.00		
AVG. Assessed Value:	63,980	PRD:	104.58	MIN Sales Ratio:	13.23		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	53.28	53.28	19.16	75.18	278.07	13.23	93.33	N/A	20,250	3,880
5000 TO 9999	5	37.29	67.73	39.44	102.07	171.74	23.44	145.01	N/A	16,689	6,582
Total \$											
1 TO 9999	7	37.29	63.60	32.81	103.59	193.84	13.23	145.01	13.23 to 145.01	17,706	5,810
10000 TO 29999	17	84.67	83.26	63.18	19.91	131.78	13.88	121.67	70.62 to 97.42	35,682	22,544
30000 TO 59999	32	95.38	94.81	82.96	26.38	114.29	32.73	239.00	73.40 to 103.48	50,056	41,525
60000 TO 99999	14	100.96	94.13	90.30	15.22	104.24	63.46	123.11	73.76 to 108.22	81,496	73,592
100000 TO 149999	10	98.84	102.14	88.19	29.99	115.81	43.90	171.90	67.33 to 138.48	137,250	121,041
150000 TO 249999	1	109.47	109.47	109.47			109.47	109.47	N/A	190,000	207,990
250000 TO 499999	4	114.43	110.20	105.27	12.30	104.68	80.24	131.68	N/A	293,750	309,237
ALL											
	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	77.78	83.74	78.01	47.73	107.34	13.23	239.00	37.50 to 111.52	59,362	46,310
10	8	101.76	92.67	82.22	17.30	112.71	32.08	121.67	32.08 to 121.67	53,937	44,347
20	46	96.19	94.67	92.72	20.64	102.10	32.73	171.90	83.86 to 102.73	79,030	73,277
25	5	82.02	79.37	68.85	24.42	115.29	43.90	110.08	N/A	118,500	81,586
30	5	112.80	106.28	103.80	18.52	102.39	73.76	138.41	N/A	69,500	72,140
35	1	77.92	77.92	77.92			77.92	77.92	N/A	36,000	28,050
40	1	90.63	90.63	90.63			90.63	90.63	N/A	40,000	36,250
ALL											
	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

PA&T 2005 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

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NUMBER of Sales:	85	MEDIAN:	95	COV:	37.43	95% Median C.I.:	83.29 to 100.00
TOTAL Sales Price:	6,216,717	WGT. MEAN:	88	STD:	34.27	95% Wgt. Mean C.I.:	78.67 to 96.45
TOTAL Adj.Sales Price:	6,210,803	MEAN:	92	AVG.ABS.DEV:	24.48	95% Mean C.I.:	84.29 to 98.86
TOTAL Assessed Value:	5,438,370						
AVG. Adj. Sales Price:	73,068	COD:	25.78	MAX Sales Ratio:	239.00		
AVG. Assessed Value:	63,980	PRD:	104.58	MIN Sales Ratio:	13.23		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	77.78	83.74	78.01	47.73	107.34	13.23	239.00	37.50 to 111.52	59,362	46,310
304	1	138.41	138.41	138.41			138.41	138.41	N/A	85,000	117,650
325	5	76.92	100.77	86.17	39.57	116.94	67.36	171.90	N/A	101,300	87,288
326	5	109.47	104.16	106.06	6.90	98.20	83.29	112.80	N/A	64,800	68,730
344	4	98.84	97.82	98.43	13.89	99.38	70.49	123.11	N/A	99,625	98,065
346	1	82.02	82.02	82.02			82.02	82.02	N/A	61,500	50,440
349	1	103.69	103.69	103.69			103.69	103.69	N/A	70,000	72,580
350	2	83.98	83.98	83.98	0.14	100.00	83.86	84.10	N/A	82,500	69,280
352	2	95.16	95.16	87.23	15.67	109.09	80.24	110.08	N/A	277,500	242,070
353	22	96.65	96.05	92.59	21.62	103.73	54.19	161.40	73.40 to 106.09	60,701	56,203
391	4	99.52	95.16	96.28	9.00	98.84	76.58	105.02	N/A	34,000	32,735
406	7	100.00	85.81	82.56	26.19	103.94	32.08	138.48	32.08 to 138.48	48,642	40,160
421	2	88.09	88.09	88.45	10.74	99.58	78.62	97.55	N/A	38,500	34,055
434	2	82.47	82.47	75.88	10.56	108.69	73.76	91.18	N/A	70,000	53,115
442	4	86.90	86.34	88.28	24.34	97.80	63.33	108.22	N/A	52,125	46,017
528	1	90.63	90.63	90.63			90.63	90.63	N/A	40,000	36,250
531	1	112.01	112.01	112.01			112.01	112.01	N/A	240,000	268,820
552	1	67.33	67.33	67.33			67.33	67.33	N/A	150,000	101,000
851	1	43.90	43.90	43.90			43.90	43.90	N/A	250,000	109,740
ALL	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980
04											
ALL	85	94.94	91.58	87.56	25.78	104.58	13.23	239.00	83.29 to 100.00	73,068	63,980

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	793	MEDIAN:	92	COV:	48.01	95% Median C.I.:	90.71 to 92.94	(!: Derived)
TOTAL Sales Price:	78,289,086	WGT. MEAN:	89	STD:	44.23	95% Wgt. Mean C.I.:	87.27 to 90.03	
TOTAL Adj.Sales Price:	79,162,586	MEAN:	92	AVG.ABS.DEV:	17.73	95% Mean C.I.:	89.05 to 95.21	
TOTAL Assessed Value:	70,177,490							
AVG. Adj. Sales Price:	99,826	COD:	19.24	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	88,496	PRD:	103.93	MIN Sales Ratio:	4.40			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/02 TO 09/30/02	112	95.08	93.14	92.39	13.11	100.81	18.33	139.21	93.24 to 98.12	104,234	96,300
10/01/02 TO 12/31/02	80	90.96	90.35	89.64	16.53	100.79	30.93	155.46	84.93 to 96.08	99,880	89,535
01/01/03 TO 03/31/03	75	94.00	94.94	93.03	11.53	102.06	56.87	182.62	91.05 to 98.01	90,703	84,378
04/01/03 TO 06/30/03	96	92.91	91.49	87.38	17.76	104.70	25.26	190.80	87.73 to 95.86	87,993	76,887
07/01/03 TO 09/30/03	145	90.33	87.92	87.37	15.53	100.63	23.11	200.00	87.10 to 92.71	110,361	96,425
10/01/03 TO 12/31/03	87	91.99	89.45	88.15	21.15	101.47	9.78	212.99	86.58 to 95.41	99,256	87,495
01/01/04 TO 03/31/04	83	89.29	100.61	88.25	31.33	114.00	20.21	1056.67	86.74 to 91.76	92,926	82,011
04/01/04 TO 06/30/04	115	89.00	92.33	85.05	28.15	108.56	4.40	410.00	83.33 to 94.98	103,453	87,988
-----Study Years-----											
07/01/02 TO 06/30/03	363	93.75	92.46	90.67	14.75	101.97	18.33	190.80	92.68 to 94.92	96,183	87,212
07/01/03 TO 06/30/04	430	89.83	91.86	87.05	23.15	105.52	4.40	1056.67	88.09 to 91.76	102,901	89,580
-----Calendar Yrs-----											
01/01/03 TO 12/31/03	403	92.17	90.41	88.51	16.58	102.15	9.78	212.99	90.24 to 93.07	98,977	87,601
-----ALL-----											
	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	793	MEDIAN:	92	COV:	48.01	95% Median C.I.:	90.71 to 92.94	(!: Derived)
TOTAL Sales Price:	78,289,086	WGT. MEAN:	89	STD:	44.23	95% Wgt. Mean C.I.:	87.27 to 90.03	
TOTAL Adj.Sales Price:	79,162,586	MEAN:	92	AVG.ABS.DEV:	17.73	95% Mean C.I.:	89.05 to 95.21	
TOTAL Assessed Value:	70,177,490							
AVG. Adj. Sales Price:	99,826	COD:	19.24	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	88,496	PRD:	103.93	MIN Sales Ratio:	4.40			

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ASHLAND CITY	126	93.90	98.98	90.96	24.30	108.81	32.59	1056.67	89.39 to 96.09	99,244	90,277
ASHLAND RURAL SUBS	42	88.85	95.21	87.51	16.06	108.80	65.10	291.67	86.67 to 92.86	105,223	92,083
CEDAR BLUFFS CITY	21	82.83	83.28	82.91	22.01	100.45	23.11	173.75	71.84 to 94.23	68,900	57,128
CEDAR BLUFFS RUR SUB	1	26.67	26.67	26.67			26.67	26.67	N/A	37,500	10,000
CERESCO CITY	33	95.26	98.09	94.37	21.38	103.95	20.21	188.89	89.16 to 106.98	83,183	78,496
COLON CITY	4	71.65	72.70	61.75	35.77	117.73	36.98	110.53	N/A	39,500	24,392
FREMONT RURAL SUBS	32	94.37	89.54	87.22	15.61	102.66	41.64	122.22	80.38 to 98.53	107,682	93,926
ITHACA CITY	8	85.27	82.16	89.45	20.01	91.85	30.00	116.06	30.00 to 116.06	63,000	56,351
LESHARA	3	91.61	85.43	85.41	7.43	100.02	72.14	92.55	N/A	124,500	106,336
MALMO CITY	5	99.99	143.00	95.44	50.91	149.83	87.22	333.00	N/A	51,262	48,924
MEAD CITY	29	92.50	96.69	92.61	11.70	104.41	70.69	155.46	87.19 to 98.25	63,224	58,549
MEAD RURAL SUBS	2	85.63	85.63	85.62	2.44	100.01	83.54	87.72	N/A	28,602	24,490
MEMPHIS CITY	2	93.14	93.14	92.85	7.67	100.31	86.00	100.28	N/A	62,475	58,010
MORSE BLUFF	1	26.10	26.10	26.10			26.10	26.10	N/A	77,000	20,100
MORSE BLUFF RURAL SU	2	76.35	76.35	76.44	2.80	99.88	74.21	78.49	N/A	152,500	116,575
NORTHEAST RURAL	37	93.53	84.80	82.00	25.95	103.42	25.26	137.50	73.41 to 101.63	118,755	97,379
NORTHWEST RURAL	42	91.29	99.02	89.57	25.05	110.55	36.73	410.00	86.02 to 99.74	99,786	89,376
PRAGUE CITY	8	97.00	96.49	95.41	14.18	101.14	50.00	120.00	50.00 to 120.00	29,843	28,472
SOUTH CENTRAL RURAL	48	92.52	92.33	92.41	13.89	99.92	44.53	138.13	87.00 to 95.88	118,551	109,549
SWEDEBURG CITY	1	72.50	72.50	72.50			72.50	72.50	N/A	20,000	14,500
VALPARAISO CITY	19	70.72	61.68	81.49	42.56	75.69	6.40	106.25	30.93 to 96.04	62,969	51,314
WAHOO CITY	151	89.27	89.70	88.15	16.56	101.76	17.40	162.60	86.69 to 92.73	95,506	84,191
WAHOO RURAL SUBS	32	93.75	95.51	94.18	9.23	101.42	64.52	148.15	89.29 to 100.00	56,563	53,269
WANN CITY	1	37.66	37.66	37.66			37.66	37.66	N/A	85,500	32,200
WESTON CITY	14	70.34	79.75	72.31	42.25	110.30	4.40	190.80	43.86 to 107.34	40,500	29,283
WOODCLIFF SUB	58	91.76	90.95	89.67	11.43	101.43	54.55	136.36	84.73 to 95.88	178,645	160,198
YUTAN CITY	48	96.09	97.44	92.70	13.44	105.11	46.89	212.99	91.36 to 99.54	93,866	87,013
YUTAN RURAL SUBS	23	93.75	86.99	80.80	14.64	107.65	27.71	114.29	74.28 to 97.22	147,472	119,163
ALL	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	445	91.77	92.57	89.31	21.59	103.66	4.40	1056.67	89.61 to 93.02	87,160	77,839
2	184	93.10	90.43	89.06	12.79	101.54	25.26	169.55	90.71 to 93.88	119,060	106,034
3	164	91.67	92.85	86.78	20.22	106.99	25.26	410.00	87.21 to 94.27	112,617	97,734
ALL	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

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NUMBER of Sales:	793	MEDIAN:	92	COV:	48.01	95% Median C.I.:	90.71 to 92.94	(!: Derived)
TOTAL Sales Price:	78,289,086	WGT. MEAN:	89	STD:	44.23	95% Wgt. Mean C.I.:	87.27 to 90.03	
TOTAL Adj.Sales Price:	79,162,586	MEAN:	92	AVG.ABS.DEV:	17.73	95% Mean C.I.:	89.05 to 95.21	
TOTAL Assessed Value:	70,177,490							
AVG. Adj. Sales Price:	99,826	COD:	19.24	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	88,496	PRD:	103.93	MIN Sales Ratio:	4.40			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	583	91.89	92.66	89.22	17.05	103.85	17.40	1056.67	89.98 to 93.21	120,083	107,142
2	206	92.68	90.75	84.22	25.65	107.76	4.40	410.00	89.27 to 93.75	43,331	36,492
3	4	92.56	86.59	86.22	7.06	100.43	67.87	93.39	N/A	56,875	49,037
_____ALL_____	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	789	92.17	92.05	88.64	19.19	103.85	4.40	1056.67	90.71 to 92.94	100,178	88,797
06											
07	4	104.02	107.59	95.41	25.54	112.76	73.30	149.00	N/A	30,462	29,065
_____ALL_____	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	793	MEDIAN:	92	COV:	48.01	95% Median C.I.:	90.71 to 92.94	(!: Derived)
TOTAL Sales Price:	78,289,086	WGT. MEAN:	89	STD:	44.23	95% Wgt. Mean C.I.:	87.27 to 90.03	
TOTAL Adj.Sales Price:	79,162,586	MEAN:	92	AVG.ABS.DEV:	17.73	95% Mean C.I.:	89.05 to 95.21	
TOTAL Assessed Value:	70,177,490							
AVG. Adj. Sales Price:	99,826	COD:	19.24	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	88,496	PRD:	103.93	MIN Sales Ratio:	4.40			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	120.00	164.81	89.86	58.03	183.42	82.77	291.67	N/A	47,000	42,233
12-0003	2	95.43	95.43	93.74	9.15	101.80	86.69	104.17	N/A	89,250	83,665
12-0025											
12-0056											
12-0086											
12-0502	3	90.41	95.25	90.36	9.09	105.41	85.35	110.00	N/A	128,166	115,816
19-0123											
27-0001	3	93.86	82.21	89.66	12.49	91.68	58.80	93.96	N/A	165,000	147,943
27-0595	12	83.18	110.13	83.99	59.17	131.13	26.10	410.00	70.00 to 123.33	94,616	79,464
55-0145											
55-0161	62	91.35	85.39	90.45	26.79	94.40	6.40	188.89	82.91 to 96.78	82,472	74,599
78-0001	186	92.86	96.22	90.07	20.19	106.83	32.59	1056.67	89.39 to 93.66	100,685	90,691
78-0003	1	99.02	99.02	99.02			99.02	99.02	N/A	87,900	87,040
78-0009	83	94.97	91.80	84.71	16.58	108.36	27.71	212.99	91.27 to 96.63	119,488	101,223
78-0011	88	94.38	90.45	89.71	14.05	100.82	25.26	136.36	88.89 to 96.25	147,548	132,364
78-0023	9	92.24	98.09	95.29	11.12	102.93	84.43	126.98	84.85 to 115.64	94,027	89,603
78-0036	8	90.12	110.02	75.71	52.06	145.31	47.37	333.00	47.37 to 333.00	64,789	49,053
78-0039	192	89.83	90.96	89.40	16.24	101.74	17.40	162.60	87.85 to 93.75	93,444	83,542
78-0050	11	88.59	83.45	87.32	15.58	95.57	30.00	116.06	73.41 to 96.08	79,909	69,776
78-0070	7	93.75	94.28	94.30	2.25	99.98	88.24	100.00	88.24 to 100.00	36,357	34,285
78-0072	45	92.50	94.24	90.30	13.24	104.36	44.53	155.46	87.19 to 95.80	73,172	66,077
78-0103	15	73.30	79.64	73.33	38.27	108.60	4.40	190.80	63.26 to 104.37	45,986	33,724
78-0104	16	99.57	97.87	95.67	13.42	102.30	50.00	125.60	87.60 to 113.34	61,146	58,498
78-0107	46	83.15	81.74	83.60	20.49	97.78	23.11	173.75	74.79 to 91.99	97,160	81,223
78-0111	1	86.02	86.02	86.02			86.02	86.02	N/A	128,000	110,100
78-0115											
NonValid School	3	120.00	164.81	89.86	58.03	183.42	82.77	291.67	N/A	47,000	42,233
ALL	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	793	MEDIAN:	92	COV:	48.01	95% Median C.I.:	90.71 to 92.94	(!: Derived)
TOTAL Sales Price:	78,289,086	WGT. MEAN:	89	STD:	44.23	95% Wgt. Mean C.I.:	87.27 to 90.03	
TOTAL Adj.Sales Price:	79,162,586	MEAN:	92	AVG.ABS.DEV:	17.73	95% Mean C.I.:	89.05 to 95.21	
TOTAL Assessed Value:	70,177,490							
AVG. Adj. Sales Price:	99,826	COD:	19.24	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	88,496	PRD:	103.93	MIN Sales Ratio:	4.40			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	218	92.08	89.59	81.76	26.08	109.58	4.40	410.00	88.24 to 93.75	46,644	38,136
Prior TO 1860											
1860 TO 1899	79	82.83	89.90	84.78	26.60	106.05	39.58	212.99	78.03 to 93.34	73,413	62,237
1900 TO 1919	114	88.16	89.04	86.53	18.64	102.91	26.10	139.21	82.98 to 94.00	98,231	84,995
1920 TO 1939	47	87.64	86.26	85.57	15.79	100.81	39.07	125.40	80.09 to 92.96	99,657	85,277
1940 TO 1949	25	93.89	101.02	99.95	15.87	101.07	64.41	149.14	91.21 to 112.39	65,371	65,335
1950 TO 1959	32	95.29	94.24	94.47	8.41	99.75	64.89	111.81	89.63 to 101.14	99,287	93,801
1960 TO 1969	50	89.38	88.91	87.33	10.02	101.80	37.66	119.31	86.20 to 93.39	112,945	98,638
1970 TO 1979	103	94.62	94.79	92.37	10.28	102.62	63.97	149.00	92.38 to 97.05	137,547	127,052
1980 TO 1989	19	89.87	88.28	86.17	10.03	102.45	58.00	108.04	79.70 to 95.41	190,647	164,276
1990 TO 1994	19	91.42	95.12	90.47	15.90	105.14	65.10	182.62	81.29 to 101.19	171,384	155,056
1995 TO 1999	38	94.71	94.42	92.43	9.66	102.15	72.99	130.51	90.82 to 97.50	192,640	178,062
2000 TO Present	49	92.65	110.23	91.46	32.26	120.52	17.40	1056.67	89.51 to 96.19	173,202	158,418
ALL	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	333.00	344.89	323.60	11.85	106.58	291.67	410.00	N/A	1,666	5,393
5000 TO 10000	9	120.00	126.91	128.86	40.05	98.49	30.00	212.99	37.90 to 200.00	8,466	10,910
Total \$											
1 TO 9999	8	206.49	221.68	179.68	43.70	123.37	30.00	410.00	30.00 to 410.00	5,150	9,253
10000 TO 29999	86	100.00	102.76	97.43	36.90	105.46	4.40	1056.67	92.50 to 103.45	21,783	21,224
30000 TO 59999	138	93.81	92.95	93.10	17.74	99.84	25.64	162.60	89.55 to 96.49	43,318	40,328
60000 TO 99999	243	92.33	88.66	88.67	16.72	99.99	25.26	182.62	89.63 to 93.75	78,061	69,216
100000 TO 149999	175	89.59	88.80	88.60	13.66	100.23	17.40	169.55	87.73 to 92.24	122,500	108,529
150000 TO 249999	113	89.61	88.48	88.41	10.53	100.08	32.59	136.18	86.55 to 92.60	188,477	166,630
250000 TO 499999	30	87.02	84.74	84.38	12.73	100.43	43.24	103.57	82.17 to 94.34	318,856	269,044
ALL	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	793	MEDIAN:	92	COV:	48.01	95% Median C.I.:	90.71 to 92.94	(!: Derived)
TOTAL Sales Price:	78,289,086	WGT. MEAN:	89	STD:	44.23	95% Wgt. Mean C.I.:	87.27 to 90.03	
TOTAL Adj.Sales Price:	79,162,586	MEAN:	92	AVG.ABS.DEV:	17.73	95% Mean C.I.:	89.05 to 95.21	
TOTAL Assessed Value:	70,177,490							
AVG. Adj. Sales Price:	99,826	COD:	19.24	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	88,496	PRD:	103.93	MIN Sales Ratio:	4.40			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	10	21.66	89.31	21.29	357.78	419.41	4.40	410.00	6.40 to 333.00	13,900	2,960
5000 TO 10000	10	45.71	72.49	43.01	90.51	168.53	25.64	291.67	26.67 to 106.92	18,650	8,022
Total \$											
1 TO 9999	17	30.93	89.16	34.86	227.96	255.79	4.40	410.00	18.33 to 106.92	13,470	4,695
10000 TO 29999	97	88.73	86.17	70.57	30.90	122.11	17.40	212.99	78.84 to 93.62	30,223	21,328
30000 TO 59999	181	88.24	87.27	80.63	19.89	108.24	27.71	173.75	85.71 to 93.39	54,525	43,963
60000 TO 99999	236	92.94	93.11	89.98	13.40	103.49	51.27	162.60	91.76 to 95.26	88,360	79,502
100000 TO 149999	144	93.00	100.60	92.43	18.18	108.84	63.97	1056.67	90.82 to 95.40	130,708	120,811
150000 TO 249999	101	92.60	92.85	90.30	11.20	102.82	43.24	169.55	89.67 to 94.48	204,020	184,240
250000 TO 499999	16	93.90	90.51	89.44	7.06	101.19	72.99	100.89	82.83 to 97.17	334,780	299,438
500000 +	1	103.57	103.57	103.57			103.57	103.57	N/A	495,000	512,670
ALL											
	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	218	91.67	89.45	81.47	26.16	109.79	4.40	410.00	88.00 to 93.75	46,736	38,078
10	3	83.54	81.67	75.66	18.81	107.94	57.16	104.31	N/A	27,234	20,606
15	1	86.84	86.84	86.84			86.84	86.84	N/A	19,000	16,500
20	80	93.06	95.71	91.81	16.54	104.25	55.79	162.60	88.73 to 98.12	74,733	68,611
25	30	93.91	93.33	92.52	13.27	100.88	39.58	139.21	87.22 to 99.32	103,555	95,809
30	346	90.69	92.98	88.35	18.60	105.25	26.10	1056.67	88.16 to 92.96	109,006	96,302
35	17	94.34	82.70	82.73	17.16	99.96	17.40	106.23	67.93 to 98.53	158,984	131,533
40	92	92.99	94.11	92.82	11.44	101.40	55.18	182.62	91.61 to 95.23	188,860	175,292
45	1	82.57	82.57	82.57			82.57	82.57	N/A	268,000	221,280
50	5	95.66	90.82	88.66	6.59	102.44	73.94	98.97	N/A	345,128	306,004
ALL											
	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	793	MEDIAN:	92	COV:	48.01	95% Median C.I.:	90.71 to 92.94	(! : Derived)
TOTAL Sales Price:	78,289,086	WGT. MEAN:	89	STD:	44.23	95% Wgt. Mean C.I.:	87.27 to 90.03	
TOTAL Adj.Sales Price:	79,162,586	MEAN:	92	AVG.ABS.DEV:	17.73	95% Mean C.I.:	89.05 to 95.21	
TOTAL Assessed Value:	70,177,490							
AVG. Adj. Sales Price:	99,826	COD:	19.24	MAX Sales Ratio:	1056.67			
AVG. Assessed Value:	88,496	PRD:	103.93	MIN Sales Ratio:	4.40			

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	210	92.50	90.24	82.42	25.85	109.48	4.40	410.00	88.89 to 93.75	45,265	37,309
100	9	88.73	93.16	80.81	19.22	115.28	67.83	149.00	73.30 to 119.31	94,027	75,986
101	366	92.91	95.48	91.12	16.63	104.79	26.10	1056.67	91.72 to 94.34	121,844	111,020
102	61	87.40	89.71	89.48	16.28	100.25	44.18	139.21	84.45 to 93.02	146,419	131,014
103	12	99.02	95.80	95.50	10.13	100.31	37.66	125.51	94.88 to 103.37	89,427	85,406
104	106	86.96	86.68	83.98	16.86	103.22	45.86	173.75	81.74 to 92.81	102,144	85,778
106	9	73.41	70.78	69.83	21.32	101.37	36.98	105.85	44.53 to 87.00	86,711	60,548
301	18	94.08	93.68	91.10	16.61	102.83	17.40	182.62	87.95 to 99.05	133,066	121,227
304	2	96.04	96.04	90.64	19.46	105.95	77.34	114.73	N/A	104,000	94,270
-----ALL-----											
	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	218	91.67	89.45	81.47	26.16	109.79	4.40	410.00	88.00 to 93.75	46,736	38,078
10	4	90.36	82.30	64.73	18.58	127.15	44.18	104.31	N/A	45,750	29,612
20	37	100.00	99.65	95.50	20.36	104.35	53.03	212.99	89.79 to 105.51	59,223	56,558
25	4	89.62	85.92	92.84	30.22	92.54	39.58	124.87	N/A	98,450	91,405
30	304	92.63	95.15	89.82	19.13	105.94	17.40	1056.67	89.59 to 94.48	112,582	101,115
35	16	92.75	92.71	93.24	16.63	99.43	45.86	182.62	84.85 to 99.54	114,698	106,941
40	200	91.25	89.86	89.26	11.32	100.67	37.66	136.18	88.17 to 92.71	146,003	130,325
45	3	91.77	83.58	82.82	17.86	100.92	54.90	104.06	N/A	71,166	58,940
50	7	82.12	81.50	83.06	16.05	98.12	58.91	97.92	58.91 to 97.92	104,500	86,801
-----ALL-----											
	793	92.17	92.13	88.65	19.24	103.93	4.40	1056.67	90.71 to 92.94	99,826	88,496

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

NUMBER of Sales:	84	MEDIAN:	94	COV:	36.77	95% Median C.I.:	82.02 to 99.25
TOTAL Sales Price:	6,096,667	WGT. MEAN:	86	STD:	32.36	95% Wgt. Mean C.I.:	77.20 to 95.18
TOTAL Adj.Sales Price:	6,090,753	MEAN:	88	AVG.ABS.DEV:	24.62	95% Mean C.I.:	81.09 to 94.93
TOTAL Assessed Value:	5,249,750						
AVG. Adj. Sales Price:	72,508	COD:	26.31	MAX Sales Ratio:	171.90		
AVG. Assessed Value:	62,497	PRD:	102.11	MIN Sales Ratio:	1.58		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	8	87.59	82.47	84.10	24.25	98.06	23.44	123.11	23.44 to 123.11	95,187	80,052
10/01/01 TO 12/31/01	10	104.73	89.08	97.08	23.27	91.76	37.29	117.66	37.50 to 116.85	86,500	83,975
01/01/02 TO 03/31/02	12	100.42	104.05	104.83	17.19	99.26	63.46	171.90	86.20 to 112.01	96,041	100,680
04/01/02 TO 06/30/02	5	102.73	98.50	99.97	6.32	98.53	87.47	106.09	N/A	48,960	48,944
07/01/02 TO 09/30/02	5	106.77	110.28	108.75	18.42	101.40	76.58	161.40	N/A	53,100	57,748
10/01/02 TO 12/31/02	10	84.47	84.89	68.13	23.59	124.60	43.90	145.01	65.28 to 97.76	67,244	45,815
01/01/03 TO 03/31/03	5	99.96	98.31	96.62	17.27	101.75	70.62	126.18	N/A	37,856	36,578
04/01/03 TO 06/30/03	6	99.75	94.56	71.14	26.76	132.92	13.88	138.41	13.88 to 138.41	69,833	49,678
07/01/03 TO 09/30/03	6	103.08	101.72	115.93	25.23	87.75	46.69	141.23	46.69 to 141.23	39,483	45,773
10/01/03 TO 12/31/03	4	52.74	45.21	63.83	53.81	70.82	1.58	73.76	N/A	60,350	38,522
01/01/04 TO 03/31/04	8	68.91	65.12	60.43	37.39	107.75	13.23	119.14	13.23 to 119.14	65,000	39,281
04/01/04 TO 06/30/04	5	63.35	65.97	66.20	11.35	99.64	54.19	83.86	N/A	104,485	69,174
<u>Study Years</u>											
07/01/01 TO 06/30/02	35	99.25	94.05	97.00	19.34	96.96	23.44	171.90	87.47 to 105.02	86,394	83,801
07/01/02 TO 06/30/03	26	96.19	94.59	79.41	23.06	119.11	13.88	161.40	78.62 to 106.77	59,470	47,225
07/01/03 TO 06/30/04	23	70.49	71.39	71.60	37.26	99.70	1.58	141.23	54.19 to 83.86	66,118	47,341
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	32	97.56	98.17	94.20	18.56	104.22	43.90	171.90	87.47 to 105.02	72,976	68,742
01/01/03 TO 12/31/03	21	95.82	88.10	83.72	30.95	105.23	1.58	141.23	73.40 to 112.80	51,741	43,318
<u>ALL</u>											
	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004

Posted Before: 01/15/2005

(!: AVTot=0)

NUMBER of Sales:	84	MEDIAN:	94	COV:	36.77	95% Median C.I.:	82.02 to 99.25
TOTAL Sales Price:	6,096,667	WGT. MEAN:	86	STD:	32.36	95% Wgt. Mean C.I.:	77.20 to 95.18
TOTAL Adj.Sales Price:	6,090,753	MEAN:	88	AVG.ABS.DEV:	24.62	95% Mean C.I.:	81.09 to 94.93
TOTAL Assessed Value:	5,249,750						
AVG. Adj. Sales Price:	72,508	COD:	26.31	MAX Sales Ratio:	171.90		
AVG. Assessed Value:	62,497	PRD:	102.11	MIN Sales Ratio:	1.58		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ASHLAND CITY	13	97.76	95.79	88.12	19.41	108.71	43.90	171.90	70.49 to 109.47	86,192	75,948
CEDAR BLUFFS CITY	4	80.89	82.09	80.79	14.16	101.61	63.35	103.22	N/A	44,231	35,732
COLON CITY	1	63.33	63.33	63.33			63.33	63.33	N/A	45,000	28,500
ITHACA CITY	2	47.62	47.62	55.96	72.23	85.10	13.23	82.02	N/A	49,500	27,700
LESHARA	1	97.55	97.55	97.55			97.55	97.55	N/A	40,000	39,020
MALMO CITY	2	84.62	84.62	84.86	7.09	99.72	78.62	90.63	N/A	38,500	32,670
MEAD CITY	5	93.87	79.28	78.62	25.78	100.85	23.44	106.77	N/A	65,100	51,180
MEMPHIS CITY	1	100.83	100.83	100.83			100.83	100.83	N/A	6,000	6,050
PRAGUE CITY	1	91.18	91.18	91.18			91.18	91.18	N/A	17,000	15,500
SOUTH CENTRAL RURAL	2	82.20	82.20	80.61	6.42	101.97	76.92	87.47	N/A	79,900	64,405
VALPARAISO CITY	6	62.23	63.63	60.15	56.41	105.78	1.58	121.67	1.58 to 121.67	15,550	9,353
WAHOO CITY	33	97.69	88.58	88.46	28.98	100.14	13.88	141.23	69.99 to 111.52	97,175	85,960
WANN CITY	1	145.01	145.01	145.01			145.01	145.01	N/A	3,448	5,000
WESTON CITY	3	93.33	110.44	113.07	30.30	97.67	76.58	161.40	N/A	18,666	21,106
WOODCLIFF SUB	1	84.10	84.10	84.10			84.10	84.10	N/A	80,000	67,280
YUTAN CITY	8	100.05	96.97	84.96	13.37	114.14	67.36	117.66	67.36 to 117.66	73,062	62,071
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	77	93.33	86.98	86.01	26.76	101.13	1.58	171.90	80.24 to 99.25	70,302	60,467
2	4	102.20	97.36	90.10	15.86	108.06	67.36	117.66	N/A	122,500	110,367
3	3	84.10	102.01	81.24	26.99	125.57	76.92	145.01	N/A	62,482	50,760
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	69	96.55	91.21	86.49	22.10	105.47	13.23	171.90	83.86 to 100.00	77,180	66,750
2	15	70.62	73.27	84.14	48.89	87.08	1.58	145.01	37.50 to 111.52	51,021	42,930
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003											
12-0025											
12-0056											
12-0086											
12-0502											
19-0123											
27-0001											
27-0595											
55-0145											
55-0161	6	82.63	71.99	74.63	36.28	96.46	1.58	121.67	1.58 to 121.67	22,016	16,431
78-0001	16	98.50	98.00	87.39	20.17	112.14	43.90	171.90	76.92 to 109.47	77,121	67,398
78-0003											
78-0009	10	97.49	91.06	84.48	17.16	107.79	37.29	117.66	67.36 to 112.80	64,150	54,193
78-0011	1	84.10	84.10	84.10			84.10	84.10	N/A	80,000	67,280
78-0023											
78-0036	2	84.62	84.62	84.86	7.09	99.72	78.62	90.63	N/A	38,500	32,670
78-0039	33	97.69	88.58	88.46	28.98	100.14	13.88	141.23	69.99 to 111.52	97,175	85,960
78-0050	2	47.62	47.62	55.96	72.23	85.10	13.23	82.02	N/A	49,500	27,700
78-0070											
78-0072	5	93.87	79.28	78.62	25.78	100.85	23.44	106.77	N/A	65,100	51,180
78-0103	3	93.33	110.44	113.07	30.30	97.67	76.58	161.40	N/A	18,666	21,106
78-0104	1	91.18	91.18	91.18			91.18	91.18	N/A	17,000	15,500
78-0107	5	77.92	78.33	77.25	15.50	101.41	63.33	103.22	N/A	44,385	34,286
78-0111											
78-0115											
NonValid School											
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

PA&T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	29	77.92	75.64	74.98	43.81	100.88	1.58	145.01	44.10 to 99.96	56,700	42,514
Prior TO 1860											
1860 TO 1899	1	119.14	119.14	119.14			119.14	119.14	N/A	29,000	34,550
1900 TO 1919	10	85.03	89.85	84.36	21.43	106.50	63.35	161.40	67.04 to 97.76	57,292	48,333
1920 TO 1939	11	95.82	86.50	78.36	17.58	110.39	54.19	111.73	61.07 to 106.77	57,863	45,340
1940 TO 1949	6	101.43	116.67	125.77	21.82	92.77	90.32	171.90	90.32 to 171.90	50,166	63,093
1950 TO 1959	7	110.08	100.19	88.34	13.19	113.41	43.90	121.67	43.90 to 121.67	115,357	101,910
1960 TO 1969	8	91.46	92.05	94.08	21.34	97.85	63.33	131.68	63.33 to 131.68	123,875	116,538
1970 TO 1979	3	84.10	93.46	90.49	15.47	103.28	78.62	117.66	N/A	50,666	45,850
1980 TO 1989	3	100.00	101.11	104.26	5.20	96.99	93.87	109.47	N/A	122,666	127,886
1990 TO 1994	2	79.47	79.47	78.82	3.20	100.83	76.92	82.02	N/A	82,750	65,220
1995 TO 1999	4	88.62	87.41	76.67	19.01	114.00	67.36	105.02	N/A	105,750	81,080
2000 TO Present											
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	119.17	119.17	120.97	21.68	98.52	93.33	145.01	N/A	3,224	3,900
5000 TO 10000	1	100.83	100.83	100.83			100.83	100.83	N/A	6,000	6,050
Total \$											
1 TO 9999	3	100.83	113.06	111.26	17.08	101.61	93.33	145.01	N/A	4,149	4,616
10000 TO 29999	16	96.65	85.68	88.12	29.19	97.23	1.58	161.40	46.69 to 111.52	21,425	18,879
30000 TO 59999	30	92.25	86.36	85.61	22.56	100.88	13.23	141.23	77.92 to 100.00	40,583	34,744
60000 TO 99999	16	100.96	101.05	99.83	22.81	101.22	61.07	171.90	73.40 to 123.11	72,875	72,750
100000 TO 149999	10	75.34	73.25	75.67	27.77	96.80	32.73	110.08	37.50 to 100.00	119,200	90,200
150000 TO 249999	6	88.42	83.62	86.43	38.56	96.76	13.88	131.68	13.88 to 131.68	197,500	170,693
250000 TO 499999	3	80.24	80.33	82.19	30.31	97.74	43.90	116.85	N/A	325,000	267,113
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	13.23	36.05	13.67	231.24	263.74	1.58	93.33	N/A	19,633	2,683
5000 TO 10000	6	41.99	64.22	40.47	79.27	158.68	23.44	145.01	23.44 to 145.01	16,224	6,566
Total \$											
1 TO 9999	9	37.29	54.83	30.37	94.01	180.55	1.58	145.01	13.23 to 100.83	17,360	5,272
10000 TO 29999	18	84.47	81.93	62.46	22.52	131.17	13.88	121.67	70.62 to 97.42	36,983	23,101
30000 TO 59999	30	95.38	91.93	82.04	22.39	112.06	32.73	161.40	82.02 to 103.48	50,810	41,682
60000 TO 99999	12	91.67	91.26	87.45	17.36	104.35	63.46	123.11	73.76 to 106.09	83,916	73,389
100000 TO 149999	10	98.84	102.14	88.19	29.99	115.81	43.90	171.90	67.33 to 138.48	137,250	121,041
150000 TO 249999	1	109.47	109.47	109.47			109.47	109.47	N/A	190,000	207,990
250000 TO 499999	4	114.43	110.20	105.27	12.30	104.68	80.24	131.68	N/A	293,750	309,237
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	67.64	68.12	69.35	54.33	98.23	1.58	145.01	37.29 to 99.96	55,990	38,827
10	8	101.76	92.67	82.22	17.30	112.71	32.08	121.67	32.08 to 121.67	53,937	44,347
20	46	96.19	94.10	92.51	20.04	101.72	32.73	171.90	83.86 to 102.73	79,030	73,111
25	5	82.02	79.37	68.85	24.42	115.29	43.90	110.08	N/A	118,500	81,586
30	5	112.80	106.28	103.80	18.52	102.39	73.76	138.41	N/A	69,500	72,140
35	1	77.92	77.92	77.92			77.92	77.92	N/A	36,000	28,050
40	1	90.63	90.63	90.63			90.63	90.63	N/A	40,000	36,250
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	67.64	68.12	69.35	54.33	98.23	1.58	145.01	37.29 to 99.96	55,990	38,827
304	1	138.41	138.41	138.41			138.41	138.41	N/A	85,000	117,650
325	5	76.92	100.77	86.17	39.57	116.94	67.36	171.90	N/A	101,300	87,288
326	5	109.47	104.16	106.06	6.90	98.20	83.29	112.80	N/A	64,800	68,730
344	4	98.84	97.82	98.43	13.89	99.38	70.49	123.11	N/A	99,625	98,065
346	1	82.02	82.02	82.02			82.02	82.02	N/A	61,500	50,440
349	1	103.69	103.69	103.69			103.69	103.69	N/A	70,000	72,580
350	2	83.98	83.98	83.98	0.14	100.00	83.86	84.10	N/A	82,500	69,280
352	2	95.16	95.16	87.23	15.67	109.09	80.24	110.08	N/A	277,500	242,070
353	22	96.65	94.85	92.02	20.38	103.08	54.19	161.40	73.40 to 106.09	60,701	55,856
391	4	99.52	95.16	96.28	9.00	98.84	76.58	105.02	N/A	34,000	32,735
406	7	100.00	85.81	82.56	26.19	103.94	32.08	138.48	32.08 to 138.48	48,642	40,160
421	2	88.09	88.09	88.45	10.74	99.58	78.62	97.55	N/A	38,500	34,055
434	2	82.47	82.47	75.88	10.56	108.69	73.76	91.18	N/A	70,000	53,115
442	4	86.90	86.34	88.28	24.34	97.80	63.33	108.22	N/A	52,125	46,017
528	1	90.63	90.63	90.63			90.63	90.63	N/A	40,000	36,250
531	1	112.01	112.01	112.01			112.01	112.01	N/A	240,000	268,820
552	1	67.33	67.33	67.33			67.33	67.33	N/A	150,000	101,000
851	1	43.90	43.90	43.90			43.90	43.90	N/A	250,000	109,740
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	141.23	141.23	141.23			141.23	141.23	N/A	40,000	56,490
03	83	93.33	87.37	85.83	26.08	101.79	1.58	171.90	82.02 to 97.76	72,900	62,569
04											
ALL	84	93.60	88.01	86.19	26.31	102.11	1.58	171.90	82.02 to 99.25	72,508	62,497

Assessment Actions Report Saunders County

Residential

Saunders County reported a review and revaluation in the towns of Cedar Bluffs, Ceresco, Colon, Valparaiso, Wahoo, and Weston. The review consisted of verifying the current listing along with a new picture. The county also reported a revaluation of the land at Thomas Lakes. They also applied new cost at Woodcliff and Wahoo rural subdivisions. The county also completed their pick-up work and sales review for the residential class of property.

Commercial

The county reported a revaluation of the commercial lots that were in the residential areas that were revalued this year. These lots were included in the market studies that were done for the residential properties. The only other valuation changes occurred because of corrections or pick-up work. The county also completed their sales review for 2005.

Agricultural

The County completed a land use study which resulted in a reallocation of approximately 19,500 more acres of irrigated land. They also reported reclassifying all of their CRP acres into their respective grass land classification group. The only valuation changes to the special value occurred as a result of the land use change. The County also had to make changes to their recapture valuations based on the market analysis in all areas except for area 2. The County also completed their sales review and pick-up work for the agricultural class of property.

Total Real Property Value (Sum 17,25,&30)	Records	14,817	Value	1,467,523,020	Total Growth (Sum 17,25,&41)	29,230,190
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Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	509	4,937,540	260	6,105,740	308	6,592,290	1,077	17,635,570	
2. Res Improv Land	4,131	68,798,090	939	43,204,140	1,337	46,269,700	6,407	158,271,930	
3. Res Improvmnts	4,215	283,419,000	989	115,333,530	1,436	146,646,490	6,640	545,399,020	
4. Res Total (Records - sum lines 1 & 3; Value - sum lines 1 through 3)							7,717	721,306,520	16,879,030
	Records	Value	Records	Value	Records	Value	Records	Value	
5. Com UnImp Land	110	1,450,510	10	171,340	13	285,230	133	1,907,080	
6. Com Improv Land	581	8,859,770	51	1,334,680	41	2,522,770	673	12,717,220	
7. Com Improvmnts	597	60,395,220	66	11,019,990	51	6,258,350	714	77,673,560	
8. Com Total (Records - sum lines 5 & 7; Value - sum lines 5 through 7)							847	92,297,860	5,761,890
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improv Land	0	0	0	0	0	0	0	0	
11. Ind Improvmnts	0	0	0	0	0	0	0	0	
12. Ind Total (Records - sum lines 9 & 11; Value - sum lines 9 through 10)							0	0	0
	Records	Value	Records	Value	Records	Value	Records	Value	
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improv Land	0	0	0	0	2	44,060	2	44,060	
15. Rec Improvmnts	0	0	2	18,040	14	138,120	16	156,160	
16. Rec Total (Records - sum lines 13 & 15; Value - sum lines 13 through 16)							16	200,220	0
17. Total Taxable							8,580	813,804,600	22,640,920

County 78 - Saunders

2005 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	66,890	971,600	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	66,890	971,600
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	66,890	971,600

Schedule III: Mineral Interest Records

Schedule III: Mineral Interest Records	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value				
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	0	0	0			
25. Mineral Interest Total	0	0	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	343	141	284	768

Schedule V: Agricultural Records

	Urban Records	Value	SubUrban Records	Value	Rural Records	Value	Total Records	Value
27. Ag-Vacant Land	1	25,070	387	25,244,610	3,804	275,046,900	4,192	300,316,580
28. Ag-Improved Land	0	0	185	17,909,810	1,760	171,122,040	1,945	189,031,850
29. Ag-Improvements	15	37,880	191	18,333,400	1,839	145,998,710	2,045	164,369,990
30. Ag-Total Taxable							6,237	653,718,420

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0
32. HomeSite Improv Land	0	0.000	0	29	29.000	467,500
33. HomeSite Improvements	0		0	136		16,374,340
35. FarmSite UnImp Land	0	0.000	0	12	18.000	25,500
36. FarmSite Impr Land	0	0.000	0	152	487.720	2,420,580
37. FarmSite Improv	16		37,880	578		1,959,060
39. Road & Ditches		0.000			769.180	
40. Other-Non Ag Use		0.000	0		0.000	0

	Rural			Total			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.000	17,000	1	1.000	17,000	
32. HomeSite Improv Land	525	539.000	8,888,500	554	568.000	9,356,000	
33. HomeSite Improvements	1,248		126,672,490	1,384		143,046,830	6,589,270
34. HomeSite Total				1,385	569.000	152,419,830	
35. FarmSite UnImp Land	147	1,347.740	1,522,540	159	1,365.740	1,548,040	
36. FarmSite Impr Land	1,553	5,364.130	18,934,300	1,705	5,851.850	21,354,880	
37. FarmSite Improv	5,643		19,326,220	6,237		21,323,160	0
38. FarmSite Total				6,396	7,217.590	44,226,080	
39. Road & Ditches		8,773.300			9,542.480		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				7,781	17,329.070	196,645,910	6,589,270

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	10	729.280	394,210	10	729.280	394,210

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	495	32,292.890	36,327,910
44. Recapture Val			0			56,775,510
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	5,099	372,761.050	376,536,300	5,594	405,053.940	412,864,210
44. Recapture Val			617,202,790			673,978,300

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,018.190	1,570,280	1,018.190	1,570,280
46. 1A	0.000	0	0.000	0	218.000	316,100	218.000	316,100
47. 2A1	0.000	0	61.000	98,970	2,310.870	3,096,150	2,371.870	3,195,120
48. 2A	0.000	0	31.000	39,680	1,348.600	1,668,080	1,379.600	1,707,760
49. 3A1	0.000	0	126.000	158,610	2,415.990	2,750,070	2,541.990	2,908,680
50. 3A	0.000	0	0.000	0	55.000	54,600	55.000	54,600
51. 4A1	0.000	0	0.000	0	120.000	125,350	120.000	125,350
52. 4A	0.000	0	0.000	0	42.990	37,480	42.990	37,480
53. Total	0.000	0	218.000	297,260	7,529.640	9,618,110	7,747.640	9,915,370
Dryland:								
54. 1D1	0.000	0	44.500	62,300	1,504.180	2,167,890	1,548.680	2,230,190
55. 1D	0.000	0	0.000	0	365.000	486,460	365.000	486,460
56. 2D1	0.000	0	1,060.520	1,396,660	19,214.740	25,225,410	20,275.260	26,622,070
57. 2D	0.000	0	433.670	479,040	6,307.050	6,793,010	6,740.720	7,272,050
58. 3D1	0.000	0	1,823.750	1,768,030	30,487.820	28,594,240	32,311.570	30,362,270
59. 3D	0.000	0	14.000	10,080	804.840	590,170	818.840	600,250
60. 4D1	0.000	0	352.900	268,060	6,874.740	5,127,700	7,227.640	5,395,760
61. 4D	0.000	0	40.990	28,490	703.280	451,360	744.270	479,850
62. Total	0.000	0	3,770.330	4,012,660	66,261.650	69,436,240	70,031.980	73,448,900
Grass:								
63. 1G1	0.000	0	0.000	0	38.000	25,460	38.000	25,460
64. 1G	0.000	0	0.000	0	47.000	29,140	47.000	29,140
65. 2G1	0.000	0	118.870	79,330	1,547.660	1,059,260	1,666.530	1,138,590
66. 2G	0.000	0	182.440	70,250	3,183.530	1,478,460	3,365.970	1,548,710
67. 3G1	0.000	0	190.000	95,950	3,710.720	2,030,550	3,900.720	2,126,500
68. 3G	0.000	0	29.210	5,840	267.300	116,490	296.510	122,330
69. 4G1	0.000	0	28.830	11,870	2,131.840	1,195,710	2,160.670	1,207,580
70. 4G	0.000	0	3.000	930	2,390.340	731,700	2,393.340	732,630
71. Total	0.000	0	552.350	264,170	13,316.390	6,666,770	13,868.740	6,930,940
72. Waste	0.000	0	139.820	19,140	2,528.160	286,000	2,667.980	305,140
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		866.310		93.290		959.600	
75. Total	0.000	0	4,680.500	4,593,230	89,635.840	86,007,120	94,316.340	90,600,350

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	3,091.970	5,996,400	22,221.870	43,986,180	25,313.840	49,982,580
46. 1A	0.000	0	36.000	67,680	36.000	67,680	72.000	135,360
47. 2A1	0.000	0	595.000	1,015,280	2,834.490	4,942,960	3,429.490	5,958,240
48. 2A	0.000	0	708.570	1,167,790	3,040.930	5,074,280	3,749.500	6,242,070
49. 3A1	0.000	0	300.000	437,410	1,921.040	2,907,800	2,221.040	3,345,210
50. 3A	0.000	0	607.900	829,870	4,238.100	5,892,400	4,846.000	6,722,270
51. 4A1	0.000	0	103.000	119,330	677.350	787,830	780.350	907,160
52. 4A	0.000	0	0.000	0	22.000	25,080	22.000	25,080
53. Total	0.000	0	5,442.440	9,633,760	34,991.780	63,684,210	40,434.220	73,317,970
Dryland:								
54. 1D1	0.000	0	2,307.950	3,945,950	20,802.280	36,030,030	23,110.230	39,975,980
55. 1D	0.000	0	14.000	22,400	60.000	96,400	74.000	118,800
56. 2D1	12.000	16,700	318.690	490,790	4,733.680	7,452,860	5,064.370	7,960,350
57. 2D	4.000	5,560	578.500	857,390	3,572.180	5,245,040	4,154.680	6,107,990
58. 3D1	0.000	0	120.500	158,980	3,280.880	4,478,410	3,401.380	4,637,390
59. 3D	0.000	0	531.870	600,130	3,494.840	4,031,320	4,026.710	4,631,450
60. 4D1	3.740	2,810	72.000	65,500	864.670	847,770	940.410	916,080
61. 4D	0.000	0	11.000	6,380	380.030	343,820	391.030	350,200
62. Total	19.740	25,070	3,954.510	6,147,520	37,188.560	58,525,650	41,162.810	64,698,240
Grass:								
63. 1G1	0.000	0	22.020	13,110	419.580	318,050	441.600	331,160
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	11.000	5,830	354.330	187,330	365.330	193,160
66. 2G	0.000	0	130.000	48,770	1,043.490	607,050	1,173.490	655,820
67. 3G1	0.000	0	34.000	15,380	497.480	229,970	531.480	245,350
68. 3G	0.000	0	12.000	5,280	161.560	73,040	173.560	78,320
69. 4G1	0.000	0	20.000	9,200	688.000	328,180	708.000	337,380
70. 4G	0.000	0	1.000	310	393.450	175,000	394.450	175,310
71. Total	0.000	0	230.020	97,880	3,557.890	1,918,620	3,787.910	2,016,500
72. Waste	0.000	0	31.000	2,030	532.820	62,170	563.820	64,200
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		52.080		12,504.730		12,556.810	
75. Total	19.740	25,070	9,657.970	15,881,190	76,271.050	124,190,650	85,948.760	140,096,910

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	340.000	510,000	1,775.050	2,702,550	2,115.050	3,212,550
46. 1A	0.000	0	0.000	0	367.000	532,150	367.000	532,150
47. 2A1	0.000	0	159.750	212,470	2,087.750	2,827,350	2,247.500	3,039,820
48. 2A	0.000	0	554.530	695,760	2,981.590	3,732,090	3,536.120	4,427,850
49. 3A1	0.000	0	272.040	318,220	1,791.870	1,979,780	2,063.910	2,298,000
50. 3A	0.000	0	47.000	47,000	2,265.000	2,260,910	2,312.000	2,307,910
51. 4A1	0.000	0	9.000	7,320	494.000	454,970	503.000	462,290
52. 4A	0.000	0	8.000	6,000	420.000	317,120	428.000	323,120
53. Total	0.000	0	1,390.320	1,796,770	12,182.260	14,806,920	13,572.580	16,603,690
Dryland:								
54. 1D1	0.000	0	622.500	876,750	6,466.210	9,121,430	7,088.710	9,998,180
55. 1D	0.000	0	73.200	96,350	2,430.290	3,298,330	2,503.490	3,394,680
56. 2D1	0.000	0	1,740.300	2,329,490	23,171.600	30,152,350	24,911.900	32,481,840
57. 2D	0.000	0	2,061.120	2,313,470	11,271.910	12,096,120	13,333.030	14,409,590
58. 3D1	0.000	0	2,326.480	2,278,960	36,763.270	34,629,550	39,089.750	36,908,510
59. 3D	0.000	0	946.510	694,950	24,370.930	18,116,560	25,317.440	18,811,510
60. 4D1	0.000	0	597.260	435,470	4,979.150	3,726,560	5,576.410	4,162,030
61. 4D	0.000	0	362.280	225,610	5,706.480	3,533,870	6,068.760	3,759,480
62. Total	0.000	0	8,729.650	9,251,050	115,159.840	114,674,770	123,889.490	123,925,820
Grass:								
63. 1G1	0.000	0	22.980	21,230	282.000	189,520	304.980	210,750
64. 1G	0.000	0	0.000	0	166.960	124,810	166.960	124,810
65. 2G1	0.000	0	143.520	94,280	2,158.420	1,397,870	2,301.940	1,492,150
66. 2G	0.000	0	448.310	221,880	6,346.490	2,667,120	6,794.800	2,889,000
67. 3G1	0.000	0	223.580	174,340	4,050.030	2,432,610	4,273.610	2,606,950
68. 3G	0.000	0	202.940	86,260	5,600.040	2,811,000	5,802.980	2,897,260
69. 4G1	0.000	0	313.510	149,020	4,464.130	2,122,300	4,777.640	2,271,320
70. 4G	0.000	0	327.820	129,170	3,755.340	1,447,800	4,083.160	1,576,970
71. Total	0.000	0	1,682.660	876,180	26,823.410	13,193,030	28,506.070	14,069,210
72. Waste	0.000	0	625.160	67,320	5,333.930	668,120	5,959.090	735,440
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		129.410		387.940		517.350	
75. Total	0.000	0	12,427.790	11,991,320	159,499.440	143,342,840	171,927.230	155,334,160

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	227.000	338,150	1,281.600	1,919,700	1,508.600	2,257,850
46. 1A	0.000	0	0.000	0	76.000	104,800	76.000	104,800
47. 2A1	0.000	0	42.000	55,440	766.400	1,034,370	808.400	1,089,810
48. 2A	0.000	0	199.000	254,720	1,758.000	2,133,590	1,957.000	2,388,310
49. 3A1	0.000	0	65.000	72,800	407.900	466,600	472.900	539,400
50. 3A	0.000	0	19.000	20,680	392.000	450,720	411.000	471,400
51. 4A1	0.000	0	33.000	24,750	772.970	694,910	805.970	719,660
52. 4A	0.000	0	0.000	0	225.650	188,230	225.650	188,230
53. Total	0.000	0	585.000	766,540	5,680.520	6,992,920	6,265.520	7,759,460
Dryland:								
54. 1D1	0.000	0	251.130	357,820	1,236.150	1,803,470	1,487.280	2,161,290
55. 1D	0.000	0	96.000	163,800	371.030	469,780	467.030	633,580
56. 2D1	0.000	0	620.880	822,420	2,894.430	3,804,110	3,515.310	4,626,530
57. 2D	0.000	0	542.830	581,000	5,603.180	6,038,860	6,146.010	6,619,860
58. 3D1	0.000	0	1,067.020	1,050,660	2,611.870	2,451,740	3,678.890	3,502,400
59. 3D	0.000	0	51.100	54,140	594.360	616,750	645.460	670,890
60. 4D1	0.000	0	164.400	115,290	963.320	742,420	1,127.720	857,710
61. 4D	0.000	0	61.640	61,280	743.210	492,580	804.850	553,860
62. Total	0.000	0	2,855.000	3,206,410	15,017.550	16,419,710	17,872.550	19,626,120
Grass:								
63. 1G1	0.000	0	2.000	1,340	109.590	80,380	111.590	81,720
64. 1G	0.000	0	0.000	0	3.000	1,860	3.000	1,860
65. 2G1	0.000	0	58.100	27,110	359.490	227,300	417.590	254,410
66. 2G	0.000	0	49.000	23,230	2,472.240	1,482,140	2,521.240	1,505,370
67. 3G1	0.000	0	25.940	17,810	150.400	101,260	176.340	119,070
68. 3G	0.000	0	22.550	22,120	1,348.200	879,380	1,370.750	901,500
69. 4G1	0.000	0	289.560	143,590	5,375.610	2,904,490	5,665.170	3,048,080
70. 4G	0.000	0	177.310	68,260	1,486.120	699,460	1,663.430	767,720
71. Total	0.000	0	624.460	303,460	11,304.650	6,376,270	11,929.110	6,679,730
72. Waste	0.000	0	209.800	59,980	1,175.120	255,900	1,384.920	315,880
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		212.500		1,571.970		1,784.470	
75. Total	0.000	0	4,274.260	4,336,390	33,177.840	30,044,800	37,452.100	34,381,190

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	787.420	1,186,130	787.420	1,186,130
46. 1A	0.000	0	0.000	0	650.280	942,910	650.280	942,910
47. 2A1	0.000	0	232.000	306,240	2,074.360	2,768,750	2,306.360	3,074,990
48. 2A	0.000	0	49.000	62,720	393.000	495,280	442.000	558,000
49. 3A1	0.000	0	196.880	219,020	3,484.110	3,942,090	3,680.990	4,161,110
50. 3A	0.000	0	0.000	0	22.000	22,000	22.000	22,000
51. 4A1	0.000	0	0.000	0	82.000	63,500	82.000	63,500
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	477.880	587,980	7,493.170	9,420,660	7,971.050	10,008,640
Dryland:								
54. 1D1	0.000	0	139.000	199,700	937.010	1,320,310	1,076.010	1,520,010
55. 1D	0.000	0	48.000	62,400	742.130	964,770	790.130	1,027,170
56. 2D1	0.000	0	915.330	1,271,110	6,246.010	8,075,820	7,161.340	9,346,930
57. 2D	0.000	0	139.590	167,010	1,970.540	2,144,560	2,110.130	2,311,570
58. 3D1	0.000	0	1,034.180	1,065,000	10,667.040	9,926,080	11,701.220	10,991,080
59. 3D	0.000	0	0.000	0	33.000	30,610	33.000	30,610
60. 4D1	0.000	0	1.000	600	437.000	337,620	438.000	338,220
61. 4D	0.000	0	0.000	0	81.000	49,400	81.000	49,400
62. Total	0.000	0	2,277.100	2,765,820	21,113.730	22,849,170	23,390.830	25,614,990
Grass:								
63. 1G1	0.000	0	9.000	6,030	20.000	13,400	29.000	19,430
64. 1G	0.000	0	0.000	0	3.000	1,860	3.000	1,860
65. 2G1	0.000	0	40.000	21,400	255.040	166,660	295.040	188,060
66. 2G	0.000	0	48.500	25,500	356.500	236,600	405.000	262,100
67. 3G1	0.000	0	25.000	17,850	499.300	258,190	524.300	276,040
68. 3G	0.000	0	0.000	0	24.900	27,880	24.900	27,880
69. 4G1	0.000	0	0.000	0	300.640	130,590	300.640	130,590
70. 4G	0.000	0	0.000	0	169.000	30,040	169.000	30,040
71. Total	0.000	0	122.500	70,780	1,628.380	865,220	1,750.880	936,000
72. Waste	0.000	0	60.000	14,130	621.850	86,140	681.850	100,270
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		85.070		85.070	
75. Total	0.000	0	2,937.480	3,438,710	30,857.130	33,221,190	33,794.610	36,659,900

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Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	8,113.640	13,082,310	67,877.370	104,522,820	75,991.010	117,605,130
77.Dry Land	19.740	25,070	21,586.590	25,383,460	254,741.330	281,905,540	276,347.660	307,314,070
78.Grass	0.000	0	3,211.990	1,612,470	56,630.720	29,019,910	59,842.710	30,632,380
79.Waste	0.000	0	1,065.780	162,600	10,191.880	1,358,330	11,257.660	1,520,930
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	1,260.300	0	14,643.000	0	15,903.300	0
82.Total	19.740	25,070	33,978.000	40,240,840	389,441.300	416,806,600	423,439.040	457,072,510

2005 Agricultural Land Detail

County 78 - Saunders

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,018.190	13.14%	1,570,280	15.84%	1,542.226
1A	218.000	2.81%	316,100	3.19%	1,450.000
2A1	2,371.870	30.61%	3,195,120	32.22%	1,347.089
2A	1,379.600	17.81%	1,707,760	17.22%	1,237.866
3A1	2,541.990	32.81%	2,908,680	29.34%	1,144.253
3A	55.000	0.71%	54,600	0.55%	992.727
4A1	120.000	1.55%	125,350	1.26%	1,044.583
4A	42.990	0.55%	37,480	0.38%	871.830
Irrigated Total	7,747.640	100.00%	9,915,370	100.00%	1,279.792

Dry:

1D1	1,548.680	2.21%	2,230,190	3.04%	1,440.058
1D	365.000	0.52%	486,460	0.66%	1,332.767
2D1	20,275.260	28.95%	26,622,070	36.25%	1,313.032
2D	6,740.720	9.63%	7,272,050	9.90%	1,078.823
3D1	32,311.570	46.14%	30,362,270	41.34%	939.671
3D	818.840	1.17%	600,250	0.82%	733.049
4D1	7,227.640	10.32%	5,395,760	7.35%	746.545
4D	744.270	1.06%	479,850	0.65%	644.725
Dry Total	70,031.980	100.00%	73,448,900	100.00%	1,048.790

Grass:

1G1	38.000	0.27%	25,460	0.37%	670.000
1G	47.000	0.34%	29,140	0.42%	620.000
2G1	1,666.530	12.02%	1,138,590	16.43%	683.210
2G	3,365.970	24.27%	1,548,710	22.34%	460.108
3G1	3,900.720	28.13%	2,126,500	30.68%	545.155
3G	296.510	2.14%	122,330	1.76%	412.566
4G1	2,160.670	15.58%	1,207,580	17.42%	558.891
4G	2,393.340	17.26%	732,630	10.57%	306.111
Grass Total	13,868.740	100.00%	6,930,940	100.00%	499.752

Irrigated Total	7,747.640	8.21%	9,915,370	10.94%	1,279.792
Dry Total	70,031.980	74.25%	73,448,900	81.07%	1,048.790
Grass Total	13,868.740	14.70%	6,930,940	7.65%	499.752
Waste	2,667.980	2.83%	305,140	0.34%	114.371
Other	0.000	0.00%	0	0.00%	0.000
Exempt	959.600	1.02%			
Market Area Total	94,316.340	100.00%	90,600,350	100.00%	960.600

As Related to the County as a Whole

Irrigated Total	7,747.640	10.20%	9,915,370	8.43%	
Dry Total	70,031.980	25.34%	73,448,900	23.90%	
Grass Total	13,868.740	23.18%	6,930,940	22.63%	
Waste	2,667.980	23.70%	305,140	20.06%	
Other	0.000	0.00%	0	0.00%	
Exempt	959.600	6.03%			
Market Area Total	94,316.340	22.27%	90,600,350	19.82%	

2005 Agricultural Land Detail

County 78 - Saunders

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	25,313.840	62.60%	49,982,580	68.17%	1,974.515
1A	72.000	0.18%	135,360	0.18%	1,880.000
2A1	3,429.490	8.48%	5,958,240	8.13%	1,737.354
2A	3,749.500	9.27%	6,242,070	8.51%	1,664.773
3A1	2,221.040	5.49%	3,345,210	4.56%	1,506.145
3A	4,846.000	11.98%	6,722,270	9.17%	1,387.179
4A1	780.350	1.93%	907,160	1.24%	1,162.504
4A	22.000	0.05%	25,080	0.03%	1,140.000
Irrigated Total	40,434.220	100.00%	73,317,970	100.00%	1,813.265

Dry:

1D1	23,110.230	56.14%	39,975,980	61.79%	1,729.795
1D	74.000	0.18%	118,800	0.18%	1,605.405
2D1	5,064.370	12.30%	7,960,350	12.30%	1,571.834
2D	4,154.680	10.09%	6,107,990	9.44%	1,470.146
3D1	3,401.380	8.26%	4,637,390	7.17%	1,363.384
3D	4,026.710	9.78%	4,631,450	7.16%	1,150.182
4D1	940.410	2.28%	916,080	1.42%	974.128
4D	391.030	0.95%	350,200	0.54%	895.583
Dry Total	41,162.810	100.00%	64,698,240	100.00%	1,571.764

Grass:

1G1	441.600	11.66%	331,160	16.42%	749.909
1G	0.000	0.00%	0	0.00%	0.000
2G1	365.330	9.64%	193,160	9.58%	528.727
2G	1,173.490	30.98%	655,820	32.52%	558.862
3G1	531.480	14.03%	245,350	12.17%	461.635
3G	173.560	4.58%	78,320	3.88%	451.256
4G1	708.000	18.69%	337,380	16.73%	476.525
4G	394.450	10.41%	175,310	8.69%	444.441
Grass Total	3,787.910	100.00%	2,016,500	100.00%	532.351

Irrigated Total	40,434.220	47.04%	73,317,970	52.33%	1,813.265
Dry Total	41,162.810	47.89%	64,698,240	46.18%	1,571.764
Grass Total	3,787.910	4.41%	2,016,500	1.44%	532.351
Waste	563.820	0.66%	64,200	0.05%	113.866
Other	0.000	0.00%	0	0.00%	0.000
Exempt	12,556.810	14.61%			
Market Area Total	85,948.760	100.00%	140,096,910	100.00%	1,630.005

As Related to the County as a Whole

Irrigated Total	40,434.220	53.21%	73,317,970	62.34%	
Dry Total	41,162.810	14.90%	64,698,240	21.05%	
Grass Total	3,787.910	6.33%	2,016,500	6.58%	
Waste	563.820	5.01%	64,200	4.22%	
Other	0.000	0.00%	0	0.00%	
Exempt	12,556.810	78.96%			
Market Area Total	85,948.760	20.30%	140,096,910	30.65%	

2005 Agricultural Land Detail

County 78 - Saunders

Market Area: 3

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,115.050	15.58%	3,212,550	19.35%	1,518.900
1A	367.000	2.70%	532,150	3.21%	1,450.000
2A1	2,247.500	16.56%	3,039,820	18.31%	1,352.533
2A	3,536.120	26.05%	4,427,850	26.67%	1,252.177
3A1	2,063.910	15.21%	2,298,000	13.84%	1,113.420
3A	2,312.000	17.03%	2,307,910	13.90%	998.230
4A1	503.000	3.71%	462,290	2.78%	919.065
4A	428.000	3.15%	323,120	1.95%	754.953
Irrigated Total	13,572.580	100.00%	16,603,690	100.00%	1,223.326

Dry:

1D1	7,088.710	5.72%	9,998,180	8.07%	1,410.437
1D	2,503.490	2.02%	3,394,680	2.74%	1,355.979
2D1	24,911.900	20.11%	32,481,840	26.21%	1,303.868
2D	13,333.030	10.76%	14,409,590	11.63%	1,080.743
3D1	39,089.750	31.55%	36,908,510	29.78%	944.199
3D	25,317.440	20.44%	18,811,510	15.18%	743.025
4D1	5,576.410	4.50%	4,162,030	3.36%	746.363
4D	6,068.760	4.90%	3,759,480	3.03%	619.480
Dry Total	123,889.490	100.00%	123,925,820	100.00%	1,000.293

Grass:

1G1	304.980	1.07%	210,750	1.50%	691.028
1G	166.960	0.59%	124,810	0.89%	747.544
2G1	2,301.940	8.08%	1,492,150	10.61%	648.214
2G	6,794.800	23.84%	2,889,000	20.53%	425.178
3G1	4,273.610	14.99%	2,606,950	18.53%	610.011
3G	5,802.980	20.36%	2,897,260	20.59%	499.271
4G1	4,777.640	16.76%	2,271,320	16.14%	475.406
4G	4,083.160	14.32%	1,576,970	11.21%	386.213
Grass Total	28,506.070	100.00%	14,069,210	100.00%	493.551

Irrigated Total	13,572.580	7.89%	16,603,690	10.69%	1,223.326
Dry Total	123,889.490	72.06%	123,925,820	79.78%	1,000.293
Grass Total	28,506.070	16.58%	14,069,210	9.06%	493.551
Waste	5,959.090	3.47%	735,440	0.47%	123.414
Other	0.000	0.00%	0	0.00%	0.000
Exempt	517.350	0.30%			
Market Area Total	171,927.230	100.00%	155,334,160	100.00%	903.487

As Related to the County as a Whole

Irrigated Total	13,572.580	17.86%	16,603,690	14.12%	
Dry Total	123,889.490	44.83%	123,925,820	40.33%	
Grass Total	28,506.070	47.63%	14,069,210	45.93%	
Waste	5,959.090	52.93%	735,440	48.35%	
Other	0.000	0.00%	0	0.00%	
Exempt	517.350	3.25%			
Market Area Total	171,927.230	40.60%	155,334,160	33.98%	

2005 Agricultural Land Detail

County 78 - Saunders

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,508.600	24.08%	2,257,850	29.10%	1,496.652
1A	76.000	1.21%	104,800	1.35%	1,378.947
2A1	808.400	12.90%	1,089,810	14.04%	1,348.107
2A	1,957.000	31.23%	2,388,310	30.78%	1,220.393
3A1	472.900	7.55%	539,400	6.95%	1,140.621
3A	411.000	6.56%	471,400	6.08%	1,146.958
4A1	805.970	12.86%	719,660	9.27%	892.911
4A	225.650	3.60%	188,230	2.43%	834.167
Irrigated Total	6,265.520	100.00%	7,759,460	100.00%	1,238.438

Dry:

1D1	1,487.280	8.32%	2,161,290	11.01%	1,453.182
1D	467.030	2.61%	633,580	3.23%	1,356.615
2D1	3,515.310	19.67%	4,626,530	23.57%	1,316.108
2D	6,146.010	34.39%	6,619,860	33.73%	1,077.098
3D1	3,678.890	20.58%	3,502,400	17.85%	952.026
3D	645.460	3.61%	670,890	3.42%	1,039.398
4D1	1,127.720	6.31%	857,710	4.37%	760.570
4D	804.850	4.50%	553,860	2.82%	688.153
Dry Total	17,872.550	100.00%	19,626,120	100.00%	1,098.115

Grass:

1G1	111.590	0.94%	81,720	1.22%	732.323
1G	3.000	0.03%	1,860	0.03%	620.000
2G1	417.590	3.50%	254,410	3.81%	609.233
2G	2,521.240	21.14%	1,505,370	22.54%	597.075
3G1	176.340	1.48%	119,070	1.78%	675.229
3G	1,370.750	11.49%	901,500	13.50%	657.669
4G1	5,665.170	47.49%	3,048,080	45.63%	538.038
4G	1,663.430	13.94%	767,720	11.49%	461.528
Grass Total	11,929.110	100.00%	6,679,730	100.00%	559.952

Irrigated Total	6,265.520	16.73%	7,759,460	22.57%	1,238.438
Dry Total	17,872.550	47.72%	19,626,120	57.08%	1,098.115
Grass Total	11,929.110	31.85%	6,679,730	19.43%	559.952
Waste	1,384.920	3.70%	315,880	0.92%	228.085
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,784.470	4.76%			
Market Area Total	37,452.100	100.00%	34,381,190	100.00%	918.004

As Related to the County as a Whole

Irrigated Total	6,265.520	8.25%	7,759,460	6.60%	
Dry Total	17,872.550	6.47%	19,626,120	6.39%	
Grass Total	11,929.110	19.93%	6,679,730	21.81%	
Waste	1,384.920	12.30%	315,880	20.77%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,784.470	11.22%			
Market Area Total	37,452.100	8.84%	34,381,190	7.52%	

2005 Agricultural Land Detail

County 78 - Saunders

Market Area: 5

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	787.420	9.88%	1,186,130	11.85%	1,506.349
1A	650.280	8.16%	942,910	9.42%	1,450.006
2A1	2,306.360	28.93%	3,074,990	30.72%	1,333.265
2A	442.000	5.55%	558,000	5.58%	1,262.443
3A1	3,680.990	46.18%	4,161,110	41.58%	1,130.432
3A	22.000	0.28%	22,000	0.22%	1,000.000
4A1	82.000	1.03%	63,500	0.63%	774.390
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	7,971.050	100.00%	10,008,640	100.00%	1,255.623

Dry:

1D1	1,076.010	4.60%	1,520,010	5.93%	1,412.635
1D	790.130	3.38%	1,027,170	4.01%	1,300.001
2D1	7,161.340	30.62%	9,346,930	36.49%	1,305.192
2D	2,110.130	9.02%	2,311,570	9.02%	1,095.463
3D1	11,701.220	50.02%	10,991,080	42.91%	939.310
3D	33.000	0.14%	30,610	0.12%	927.575
4D1	438.000	1.87%	338,220	1.32%	772.191
4D	81.000	0.35%	49,400	0.19%	609.876
Dry Total	23,390.830	100.00%	25,614,990	100.00%	1,095.086

Grass:

1G1	29.000	1.66%	19,430	2.08%	670.000
1G	3.000	0.17%	1,860	0.20%	620.000
2G1	295.040	16.85%	188,060	20.09%	637.405
2G	405.000	23.13%	262,100	28.00%	647.160
3G1	524.300	29.94%	276,040	29.49%	526.492
3G	24.900	1.42%	27,880	2.98%	1,119.678
4G1	300.640	17.17%	130,590	13.95%	434.373
4G	169.000	9.65%	30,040	3.21%	177.751
Grass Total	1,750.880	100.00%	936,000	100.00%	534.588

Irrigated Total	7,971.050	23.59%	10,008,640	27.30%	1,255.623
Dry Total	23,390.830	69.21%	25,614,990	69.87%	1,095.086
Grass Total	1,750.880	5.18%	936,000	2.55%	534.588
Waste	681.850	2.02%	100,270	0.27%	147.055
Other	0.000	0.00%	0	0.00%	0.000
Exempt	85.070	0.25%			
Market Area Total	33,794.610	100.00%	36,659,900	100.00%	1,084.785

As Related to the County as a Whole

Irrigated Total	7,971.050	10.49%	10,008,640	8.51%	
Dry Total	23,390.830	8.46%	25,614,990	8.34%	
Grass Total	1,750.880	2.93%	936,000	3.06%	
Waste	681.850	6.06%	100,270	6.59%	
Other	0.000	0.00%	0	0.00%	
Exempt	85.070	0.53%			
Market Area Total	33,794.610	7.98%	36,659,900	8.02%	

2005 Agricultural Land Detail

County 78 - Saunders

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	8,113.640	13,082,310	67,877.370	104,522,820
Dry	19.740	25,070	21,586.590	25,383,460	254,741.330	281,905,540
Grass	0.000	0	3,211.990	1,612,470	56,630.720	29,019,910
Waste	0.000	0	1,065.780	162,600	10,191.880	1,358,330
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	1,260.300	0	14,643.000	0
Total	19.740	25,070	33,978.000	40,240,840	389,441.300	416,806,600

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	75,991.010	117,605,130	75,991.010	17.95%	117,605,130	25.73%	1,547.618
Dry	276,347.660	307,314,070	276,347.660	65.26%	307,314,070	67.24%	1,112.055
Grass	59,842.710	30,632,380	59,842.710	14.13%	30,632,380	6.70%	511.881
Waste	11,257.660	1,520,930	11,257.660	2.66%	1,520,930	0.33%	135.101
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	15,903.300	0	15,903.300	3.76%	0	0.00%	0.000
Total	423,439.040	457,072,510	423,439.040	100.00%	457,072,510	100.00%	1,079.429

* Department of Property Assessment & Taxation Calculates

2005 County Abstract of Assessment for Real Property, Survey

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Staffing and Funding Information

Deputy(ies) on staff	0	Adopted Budget	0
Appraiser(s) on staf	1	Requested Budget	0
Other full-time employees	5	Appraisal	0
Other part-time employees	0	Education/Workshop	0
Shared employees	0	County Reappraisal Budget	0
		Other	0

Residential Appraisal Information

	Residential Urban	Residential Suburban	Residential Rural	Residential Ag
Data Collection by Whom	Staff	Staff	Staff	Staff
Valuation by Whom	Staff	Staff	Staff	Staff
Reappraisal Date	2004	2004	2004	2004
Pickup Work by Whom	Staff	Staff	Staff	Staff
Marshall Date	1999	1999	1999	1999
Depreciation Date	2004	2004	2004	2004
Market Date				
# of Market Areas	66	73	14	5

Commercial, Industrial and Agricultural Appraisal Information

	Commercial	Industrial	Agricultural
Data Collection by Whom	Staff		Staff
Valuation by Whom	Staff		Staff
Reappraisal Date			2003
Pickup Work by Whom	Staff		Staff
Marshall Date			1999
Depreciation Date			1999
Market Date			
Income Date			
# of Market Area	36	0	5
Record Maintenance			Staff
Soil Survey Date			1965
Land Use Date			2005
Who Completed Land Use			Staff
Last Inspected			

2005 County Abstract of Assessment for Real Property, Survey

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Computer and Automation Information

CAMA software used (if applicable)	TerraScan
Administration software used (if applicable)	TerraScan
GIS software used (if applicable)	N/A
Personal Property software	TerraScan

Annual Maintenance Information

	# of Permits	# of Information Statements	Other
Residential	475	0	0
Commercial	53	0	0
Industrial	0	0	0
Agricultural	231	0	0

Mapping Information

Cadastral Date	1989
Cadastral Book Maintenance	Staff
CityZone	
Zoning Date	1966

Cities with Zoning:	Ashland	Leshara	Valparaiso
	Cedar Bluffs	Mead	Wahoo
	Ceresco	Memphis	Weston
	Colon	Morse Bluff	Yutan
	Ithaca	Prague	

2005 County Abstract of Assessment for Real Property, Survey

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Contracted Services: Administrative Services

Name of Contractor/Vendor	Cost	Expiration Date of Contract
PTAS Cama	12572	6/30/2005

Create and run administrative reports, maintain property record card information, personal property returns, sales files information, tax levies, centrally assessed values.

Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Appraisal Services

Name of Contractor/Vendor	Cost	Expiration Date of Contract
PTAS Cama	12572	6/30/2005

Appraisal file, run statistical analysis, set depreciation tables, run updated values.

Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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2005 County Abstract of Assessment for Real Property, Survey

78 Saunders

Assessor Comments

Saunders County experienced appraisal staff changes again this year. The new appraiser currently on staff was an assistant appraiser for our county, which minimized the training process. We were able to replace the vacant assistant appraiser with someone with experience in the appraisal field.

This year Saunders County was able to have several more towns running live numbers from the TerraScan appraisal file. We are hoping to have all the residential running from it next year, as well as adding more commercial properties running live as well. The towns of Wahoo, Weston, Ceresco, and Valparaiso were reappraised, using updated costs and new depreciation tables. Cedar Bluffs, Wahoo Rural Sub-Divisions and the large sub-division of Woodcliff had cost and depreciation updates done for 2005 as well.

Almost everything running live values out of TerraScan is based on Marshall & Swift 1999 costs. The exceptions are: Wahoo, Wahoo Rural Sub-Divisions, Woodcliff Sub-Division, and Cedar Bluffs are using 2004 costs and Ceresco, Valparaiso, Weston and Colon are using 2002 costs. All depreciation was based using the appropriate costs.

We were able to do a land use update, using maps and certified field acres from the FSA office for 2005. Many acres of irrigation were picked up in this process, as well as identifying our CRP acres.

**2004 PLAN OF ASSESSMENT
FOR
SAUNDERS COUNTY
By Shawn Abbott and Cathy Gusman**

INTRODUCTION

Pursuant to section 77-1311, as amended by 2001 Neb. Laws 170, section 5, the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation or before September 1, 2001, and every five years thereafter. The assessor shall update the Plan each year between the adoption of each five-year Plan.

PURPOSE OF THE PLAN OF ASSESSMENT

The Plan of Assessment and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from a Progress Report developed by the Department and presented to the assessor on or before July 31. The Plan shall propose actions to be taken for the following five years to assure uniform and proportionate assessments that are within the statutory and administrative guidelines for the level of value and quality of assessment. The assessor shall establish procedures and the course of action to be taken during the five-year Plan of Assessment.

RECORD MAINTENANCE

Saunders County cadastral maps were done in 1989. All split parcels and new subdivisions are kept up to date by the assessment staff, as well as ownership changes.

Real estate transfer statements are received from the Register of Deeds office on a monthly basis. Ownership transfers are made on the property record cards and in the computer along with the sale information.

Many reports are required by State Statute each year. The following reports are completed by the state assessor with assistance from the assessment staff. Reports required by statute are:

- A. Abstract (real estate and personal property)
- B. Certification of Values
- C. School District Taxable Value Report
- D. Certificate of Taxes Levied

Tax list corrections are also completed by the assessment staff and taken to the County Board of Equalization for approval.

The assessment office also administrates the homestead exemptions for the County. This includes the mailing of the exemptions, assisting the taxpayer on completion of the exemption, proofreading of those filed by the taxpayer, forwarding applications to the Department of Revenue, and implementation of the exemptions after approval by the Department of Revenue.

The assessment office administrates the filing of personal property returns each year. This includes adding any known new personal property to the return through 13ag sales tax exemption forms, and mailing the returns to the taxpayers. The assessment office also assists taxpayers and accountants on completion of the returns. For taxpayers that fail to file a return on their own by the May 1st deadline, returns are completed by the assessment office, along with a letter of explanation, and notice of penalty applied to the return. The unfilled returns are sent to the taxpayer by certified mail.

The assessment office administrates the filing of all special valuation applications for the county. This includes assisting the taxpayer of completion of the application, verifying the information on the form and checking the zoning of the property for approval. Monitoring the parcels in the special valuation program for continued approval of the program is also done.

The assessment office also generates the tax rolls for the real estate, personal property, railroads and public services. Homestead exemption credits are also included on parcels approved for exemption on the tax rolls.

RESPONSIBILITIES OF APPRAISAL STAFF

Value of Real Property

Plan of Review: Saunders County plan of review will include a physical inspection of each property once every four years. This will include a spot check of measurements for accuracy, re-assessment of quality and condition scores, and the addition or subtraction of any physical improvements. The assistants will update the file photos at this time as well.

Pickup Work: Saunders County assessment office will acquire the permits from the zoning office and measure new construction and remodeling beginning on or about October 1st of the calendar year. If the project is incomplete at the time of inspection, the assistants will revisit the property as close to December 31st as possible. The project will be assigned a partial value for the amount of construction completed based off of the inspection completed closest to January 1st as possible. The value will be based off our own physical measurements, and not off the contractors plans or specifications. Updated file photos will be taken at each inspection or re-inspection.

Sales Review: Saunders County assessors office will review all sales that happen in the county, in a timely fashion. It shall be the responsibility of the Staff Appraiser to see that this is accomplished. If the date of last inspection or re-appraisal is over one year, on any improved sale, the appraisal staff will do a re-appraisal of the property. This will include measurement spot check, evaluation of quality and condition score, spot check for physical improvement additions or deletions, and updated file photo.

All values in Saunders County, by statute, will be reviewed and updated. Based off of the previous plan to physically inspect each property once every three years

PERSONNEL COUNT

Assessment

Job Title: Assessment Manager

Job Description: The assessor administrates all the assessment duties as required by Nebraska State Statutes. She is responsible for completing many reports during the year within the statutory deadlines. The assessor also works with the County Board of Supervisors as well as other elected officials. The assessor has three staff members she supervises.

Continuing Education Requirements: The assessor is required to obtain 80 hours of continuing education every 4 years. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

Job Title: 1 Assessment Assistant

Job Description: The assessment assistant is able to perform all duties of the assessment clerks. This person is also able to research and assistance in all reports required by the assessment manager. The assistant also acts on behalf of the Assessment Administrative Manager in the Manager's absence and serves as the technical expert regarding assessment issues.

Job Title: 2 Assessment Clerks

Job Description: The assessment staff in Saunders County all have their areas of "expertise" in the various activities of the assessment field, such as personal property, homesteads, real estate transfers. All staff members are able to assist in all areas of each activity, but every member has his or hers own area they are responsible for.

Continuing Education Requirements: The assessment staff at this time does not have continuing education requirements. The staff has voluntarily taken classes such as Windows, TerraScan user education, as well as IAAO classes.

Appraisal

Job Title: Appraiser

Job Description: Set property value on an annual basis, coordinate the re-evaluation process, compile the necessary data needed to support value, track recent sales, supervise job tasks of appraisal assistants, and complete the appraisal assistant evaluation process.

Continuing Education Requirements: 30 classroom instructional hours of approved course work in a two-year time frame.

Job Title: Two Appraisal Assistants

Job Description: Complete inspections for re-appraisal, and pick up work; coordinate entry and revision of information in the computer after re-appraisal, or inspection, and assist with sales verification, and establishing depreciation tables.

Continuing Education Requirements: 30 class hours of approved instruction every two years.

HISTORY

State assumption for Saunders County occurred on July 1, 1999. The county assessor retired prior to state assumption, and the State appointed the current assessor to the position in August of 1999.

In the fall of 1999, Saunders County went from the Microsolve CAMA system to the TerraScan CAMA system. The appraisal information from the previous CAMA system did not transfer over to the current system, requiring the staff to completely rebuild the appraisal files for the County. All information on the current property record cards in TerraScan, and all information is being verified with an onsite inspection by the appraisal staff before the TerraScan values are used for the property.

There sales back to 1996 entered in the computer in Saunders County. The sales file is continually being updated with photos and updated sketches as well as necessary coding changes as the appraisal file is being built.

The Comparable selection will be ineffective until all properties are entered into the system.

Relisting has been completed for the residential properties in Cedar Bluffs, Memphis, Ithaca, Leshara, Mead, Ceresco, Malmo, Prague, Yutan, all the rural sub-divisions around the towns of Fremont, Wahoo, Ashland, and Yutan, rural residential properties and the Lake areas of Woodcliff, Thomas Lakes and Willow Point. The commercial properties in Mead, Yutan, Leshara, Ithaca and the elevator complex in Malmo have all been relisted

and have new values in place. Records of other parcels are based on the data on the paper property record card. A complete review of the remaining parcels will be completed by the year 2006. Along with the reappraisal, the staff will stay current with permits as well as work on protests and sales reviews.

PARCEL COUNT

- | | | |
|-----|--|-------------|
| 1. | 7577 residential parcels at a value of | 638,524,960 |
| 2. | 834 commercial parcels at a value of | 84,580,555 |
| 3. | 17 recreational parcels at a value of | 258,540 |
| 4. | | |
| 5. | 6245 agricultural parcels at a value of | 619,989,060 |
| 6. | 1497 personal property returns at a value of | 44,596,578 |
| 7. | homestead exemption applications | |
| 8. | 718 exempt parcels | |
| 9. | 5722 special valuation applications on file | |
| 10. | 1114 real estate transfers in 2002 | |

CADASTRAL MAPS

The Saunders County cadastral maps were up-dated in June of 1989. The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

PROPERTY RECORD CARDS

The property record cards in Saunders County were new in 1990. Ownership transfers are no longer being kept up to date on the paper property record cards. Changes in the property structures are no longer being kept current on the property record cards. A concentrated effort towards a "paperless" property record card is in effect.

REAL ESTATE TRANSFER STATEMENTS

The real estate transfer statements are received on a monthly basis from the Register of Deeds office and kept current. All supplemental information is completed and sent along with the real estate transfer statement to the Department of Property Assessment and Taxation.

PROCEDURE MANUEL

Currently, all State assessment offices are in the process of preparing a procedure manual. At this time we have created procedures for different specific activities done in the office and drafts of the other areas are in the development stage.

ASSESSMENT FUNCTIONS

All assessment functions in Saunders County are completed using the procedures established in the regulations adopted by the Department of Property Assessment and Taxation. The office assigns specific persons in the office to handle the different areas of work to be completed, although the assessment staff all work together to complete the different requirements of the office. All work by the staff is monitored by the Assessor.

Appraisal Functions

Appraiser assistant specific duties: Each appraiser assistant will be expected to measure building improvements, and assess quality and condition score for each improvement.

The assistant will be expected to enter all field notes and photos into the computer and use those notes to arrive at a preliminary value.

The appraiser assistant will demonstrate how to use the state digital camera.

The appraiser assistant will demonstrate adequate skills necessary to work with the public in a polite and professional manner.

The appraiser assistant will be able to read and decipher maps and legal descriptions.

Monitoring Fieldwork

The appraiser will communicate with the appraiser staff through weekly staff meetings in an order to keep job quality consistent throughout the entire county.

The appraiser will do a performance evaluation once every quarter on each appraiser assistant to evaluate job quality and discuss ways to enhance work quality.

The appraiser will spend one day a month measuring with each assistant.

The appraiser will do quarterly spot checks of each appraiser assistant's work.

The appraiser will constantly review recent sales for sale trends within the county. Sales will be evaluated and adjusted for their quality and their representation to a true arms length transaction.

Property Review

It is the feeling of the appraiser that property review is one of the essential factors, if not the most important factor, in analyzing and establishing fair and equal value.

It is the goal of the Saunders County Assessors office to physically review every property once every four years. That review will include an exterior inspection and an interior inspection where possible, or allowed by the taxpayer. It will further include a spot check of measurements for accuracy, and an interview with the property owner, if possible, to obtain any other additional property information. File photos should be updated at this time.

Quality and condition score should be assessed each time the assessor's office is at a property. These factors are used to determine accurate depreciation. It is the goal of the Saunders County Assessors office to derive the depreciation from the market through sale analysis.

Sales Review

With the active sale market in Saunders County, sales review is a constant. The present policy provides for a survey to be filled out and returned on each sale. The return rate is exceptionally low in all three property types. Interviews of the buyer or seller are conducted when possible.

With the sales review process, each sale is being reviewed, which includes updating the sketch, photos, and quality and condition score, when necessary. A current sales book is available to the public, which is being maintained by a clerk. The appraisal staff also maintains a sales book for use out in the field.

At present, all residential property characteristics and sketches have been entered into the TerraScan computer system using the information on the paper property record cards. The information is being reviewed during the re-inspection and sales review.

Discussion of Commercial Property

To date, the commercial properties are entered into the TerraScan software system, using the information from the paper property record card. Data is reviewed during the reappraisal and sales review process.

Discussion of Agriculture Property

To date, all agriculture property is entered into the TerraScan system. The farmland is entered in the TerraScan system.

2004 Statistics:

	Median	PRD	COD
Residential	95%	103.18	15.39
Commercial	97	101.21	22.31
Agricultural (Spec Val)	N/A		
Agricultural (Recapture)	76%	103.69	26.97

Saunders County Reappraisal Plan

2000

The appraisal staff began the project of a rural residential reappraisal, which includes checking the outbuildings on the farms. This also includes most of the rural subdivisions as well.

2001

Complete the rural residential reappraisal for the county. The town of Memphis was reviewed and new values in place for tax year 2002. All information in the paper property record cards entered into the TerraScan system.

2002

2002 reappraisal began with a focus on the eastern part of the county. The review included subdivision areas around Ashland, including Thomas Lakes and Willow Point. Town reviews included Ithaca, Leshara, and Mead. Also includes in reappraisal were the rural subdivisions around Yutan, Wahoo and Fremont. Maps numbers for all parcels were added to the TerraScan.

2003

Reappraisal of residential and commercial properties in Yutan, Woodcliff and Wann is to be completed. New values are in place for the properties reviewed in 2002, as well as the rural residential. Review of data collected for Mead commercial, subdivisions around Yutan, Ashland, Fremont and Cedar Bluffs. New neighborhood codes are to be built for everything but the rural parcels. Dodge County and Saunders County will be getting together to do a land study along the Platte River boundaries. A land use study using FSA maps has begun. Permission forms have been completed by nearly 80% of the properties owners in the county. All permission forms have been given to the FSA office and they are pulling maps for us as time permits.

2004

In 2004, the towns of Malmo, Prague, Yutan, and the rural sub-divisions around Ashland, Fremont, Yutan and the lake sub-division of Woodcliff all had new values in place, using

up-dated costs and depreciation tables. New values for commercial properties in Mead and Yutan also went in affect. Review work in the residential area for 2005 values will in the towns of Ceresco, Valparaiso, Wann, Touhy and Wahoo. The ag-use study will be complete for 2005, using FSA maps. A CRP study will be done at this time as well. All pickup work for all classes of property will be done for 2004. A ratio study for all classes will also be complete for statutory compliance.

2005

New values in place for the properties reviewed in 2004, with updated costs and depreciation. The changes in agricultural use discovered in 2004 will be set in place. Review work for the reappraisal of residential properties in Ashland, Weston, and Morse Bluff is to be completed. The commercial properties in Weston, Ashland, Colon and Ceresco will also be completed. New values in place for the properties reviewed in 2004. Adjustments to those parcels with agland use changes will in place. All pickup work for all classes of property will be done for 2005. A ratio study for all classes will also be complete for statutory compliance.

2006

New values in place for the properties reviewed in 2005, with updated costs and depreciation. Review work for the reappraisal for the residential properties in Cedar Bluffs. The commercial properties in Wahoo, Morse Bluff, Colon, Cedar Bluffs and Valparaiso will be reviewed for reappraisal work. Work will begin on review of ¼ of the County for residential and agricultural properties. All pickup work for all classes for property will be done for 2006. A ratio study for all classes will also be complete for statutory compliance.

2007

New values in place for the properties reviewed in 2006, with updated costs and depreciation. Review the Northeast part of the County for residential and agricultural classes of property. All pickup work for all classes for property will be done for 2007. A ratio study for all classes will also be complete for statutory compliance.

2008

New values in place for the properties reviewed in 2007, with updated costs and depreciation. Review the Southeast part of the County for residential and agricultural classes of property. All pickup work for all classes for property will be done for 2008. A ratio study for all classes will also be complete for statutory compliance.

2009

New values in place for the properties reviewed in 2008, with updated costs and depreciation. Review the Southeast part of the County for residential and agricultural classes of property. All pickup work for all classes for property will be done for 2009. A ratio study for all classes will also be complete for statutory compliance.

CONCLUSION

With all the entities of county government that utilize the assessor records in their operation; it is paramount for this office to constantly work toward perfection in record keeping.

In summation, with the continuation of review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process flow more smoothly. Sales review will be of continued high importance to adjust for market areas in the county.

State of Nebraska
Department of Property Assessment and Taxation

**2004 Progress Report for
Saunders County**

Introduction

State law establishes the framework within which the assessor must operate. A real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is completed. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establish taxpayer confidence in local government, and enable the local government to serve its citizens more effectively.

Plan of Assessment

Pursuant to Neb. Rev. Stat. Section 77-1311(8), (R. S. Supp., 2003), the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation, hereinafter referred to as the Department, on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan. The plan and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31 each year.

Purpose of the Department's 2004 Progress Report

The Department's Progress Report shall be based on reports and statistics developed by class and subclass of real property. The intent of the Progress Report is to provide a review of the assessor's actions for residential, commercial and agricultural property classes, and how these actions affect the overall level, quality, and uniformity of assessment of the three classes and the various subclasses.

For 2004, the Progress Report will contain two elements offering assistance in the measurement of assessment practices. The first element to be developed is a section on Standards; this portion of the report will consist of a set of minimum acceptable standards against which the assessment practices of a county will be measured. The second element will consist of topic(s) that have been chosen as data gathering subjects this year, which will be used to develop standards for measurement in future years.

The Progress Report offers guidance to the assessor in the preparation and update of their 2004 Five-Year Plan. In addition, the Progress Report will offer suggestions to the assessor to assist in the planning of cyclical inspection, review and appraisal processes. Using the 2003 Five-Year Plan and statistical analysis as a guide, the Progress Report may be used by the assessor to

extend the assessor's plan over its five year projection to indicate classes and subclasses that are in need of attention or have been omitted from the previous planning process and make recommendations accordingly.

Standards

I. Sales Review Standards

The Sales Review Standards were prepared to outline the minimum acceptable effort of sale review. The purpose of sale review is to make a qualification determination about the usability of each sale for measurement purposes. More intensive review procedures for use in the assessment and appraisal process are encouraged, but not required in this standard. This process should also be systematically extended to all classes to support the qualification decision that the assessor must make for each sale. This process must be verifiable by written documentation supplied by the assessor.

There are four standards for the sales review standard:

Standard One (1): All sales shall be deemed to be arm's length transactions unless through the verification process the sale is found to be a non-arm's length transaction. (77.1327(2))

Standard Two (2): All sales involving personal property (tangible and/or intangible) and outliers (those exhibiting a fifty-percent point deviation from the top end of the acceptable range for residential and commercial properties, and those exhibiting a forty-percent point deviation from the top end of the acceptable range for agricultural unimproved) must be verified with a primary party to the sale or knowledgeable third party. The verification may be accomplished by telephone, in person, or questionnaire.

Standard Three (3): Regardless of what interview (or verification) method is used, there shall be an established or uniform set of questions used for each interview and the responses must be recorded in written form and maintained in a readily accessible manner.

Standard Four (4): Only adjustments for personal property and intangible personal property (goodwill, going-concern value, etc.) that are verified with one of the primary parties to the sale or a knowledgeable third party should be made by the assessor, with the following consideration, "If the stated value of personal property is more than 5 percent of the total sale price for residential property or more than 25 percent for commercial property, the sale should be excluded unless the sales sample is small and there is strong evidence to support the value estimate of the personal property." [The International Association of Assessing Officers, Standard on Ratio Studies, 1999.] IAAO does not address personal property adjustments in the agricultural class; therefore it is the opinion of the Department that adjustments to agricultural land sales shall be considered in the same manner as the commercial class of property.

Findings of Sales Review Standards

Standard One: The assessors' office considers all sales arm's-length and qualified unless information found through the verification process proves the sale is not usable for the ratio study. To this end the county does a through sales review process.

Standard Two: The assessment office mails a questionnaire to both the buyer and the seller to aid in the sales verification process. The sales are physically inspected to confirm that the current record matches the sale. Additional sources or methods are used to obtain the necessary information to adequately confirm the sale.

Again the verification process is initiated by mailing a questionnaire to the buyer and the seller, and then during the visual inspection contact may be made with the buyer. If additional information is needed generally a follow up is completed by phone.

All sales are verified but particular attention is paid to sales that include a significant amount of personal property. Saunders County has areas where the sellers place a significant amount of personal property that either is not personal property or the value is inflated with the intention of reducing the amount of the sale price attributed to the real estate. The county also has areas where there are a significant number of small rural tracts and recreational properties that can include personal property with the sale of the real estate.

The county verifies outliers, typically with the residential sales generally this involves partial assessments or where other circumstances are involved. The commercial and agricultural sales are all verified and additional attention is paid to the outliers to identify possible issues or possible trends.

Standard Three: The assessment office uses a uniform set of questions that are asked when verifying a sale. This set of questions is the same questionnaire that is mailed to the buyer and seller. The county completes the questionnaire to document the verification contact and the file copy of the documentation is kept with the F521 file along with the counties copy of the completed supplemental information (green sheet).

Standard Four: The County very rarely makes adjustments to the sale price. Only after proper documentation is a reasonable dollar amount determined to how much the sale should be adjusted. If the county finds that the adjustment for intangible personal property are being made for goodwill, going-concern value etc., the sale is verified especially if the value of the personal property is in excess of 5% of the total sale price for residential and 25% for commercial. Significant personal property value adjustments are verified with both the buyer and the seller.

The county does not presently maintain a policy that will automatically disqualify a sale if the intangible personal property is in excess of 25%. The sales are only removed as non-qualified when there is no strong evidence to support the estimate of the personal property.

Conclusion

The county maintains a complete and comprehensive sales review process with good documentation. It is important to the county that a quality sales review process is maintained because the qualified sales are used to develop and calibrate the information used to value the real property in Saunders County.

II. Property Record Keeping Standards

Pursuant to REG-10-001.10 property record file shall mean a file that contains the property record card, worksheets, supplemental data, and transfer information. All portions of the property record file shall be interrelated through codes and references, which shall be recorded on the property record card. This may be in the form of an electronic file that can be printed on demand. The Department does not recommend a particular style for a property record file. REG-10-004 requires that every assessor shall prepare and maintain a property record file which shall include a property record card, for each parcel of real property including improvements on leased land and exempt properties, in the county.

Therefore, for the property record keeping review there are three standards:

Standard One (1): Each property record card shall contain an area for the name and address of the current owner. There shall also be an area for the documentation of ownership changes and the noting of splits or additions to the original parcel during the past five years. 10-004.01A (3), 10-004.01A (2), and 10-004.01A (11). For the ability to locate a parcel of real property it shall be required that the legal description, situs of the property, and cadastral map or GIS reference number be a part of the record card. 10-004.01A (1), 10-004.01A (4), and 10-004.01A (5). The current property classification code shall be a part of the record card. 10-004.01A (6). The record card shall show tax district information as determined by the county 10-004.01A (7). Current year and one or more prior years history of the final assessed value of land and improvements. 10-004.01A (8).

Standard Two (2): The property record file shall contain a picture of the major improvement on the improved parcels. 10-004.01B (1). A sketch of the improvement or main structures if applicable. 10-004.01B (2). A ground plan sketch or aerial photograph if there are multiple improvements in addition to the main structures if applicable. 10-004.01B (3). School district codes as prescribed by the Department of Property Assessment and Taxation. 10-004.01B (4). Four or more prior year's history of the final assessed value of land and improvements. Also a complete history of each incremental adjustment or change made within an assessment year to the assessed value of the parcel recorded in the file, including the nature of the change and an indication of assessment body or official ordering the change. 10-004.01B (5). Other codes created by the assessor that are relevant to the specific parcel, such as coded expressions for the legal description, account numbers or other identifiers. 10-004.01B (6). All information or reference to all records or working papers relevant to the valuation of the property.

Examples are, but not limited to; the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis.

Standard Three (3): The three approaches to value are cost, income and sales comparison. The Cost Approach is the approach to value which is based upon the principle of substitution that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. (50-001.13). The Income Approach shall mean the approach to value which converts anticipated benefits to be derived from the ownership of property into a value estimate (50-001.15). The Sales Comparison Approach shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. (50-001.16). The Assessor shall make the final estimation of value, depending on one or more approaches to value, on each parcel of real property. The property record file shall contain a correlation section that summarizes the results of each approach to value that has been completed for the parcel. Also there shall be a narrative statement that provides an explanation of the correlation process and the final estimate of value. 10.004.01B (7). This final value estimate shall be consistent with the value reported on the property record card and notice of valuation change.

Findings of Property Record Keeping Standards

Standard One: The property record file displays the legal description, the current owner and their mailing address and the situs of the property.

The property record file shows ownership changes and splits or additions to the original parcel. But the county has been instructed to create two new records when a split takes place and when a new record is created for both parcels the old record is inactivated. When the new records are created all links to the history on the old record is lost. One solution would be to maintain the parent parcel. Or document the new records back to the inactivated record.

The property record file displays the property classification code, the property identification number and the cadastral map reference numbers and the property identification number will be used for GIS identifiers.

The property record file shows the current value as set by the assessor and any changes of value (i.e. values for the current year if changed by the AHLVB, TERC and CBOE). When any of the above events occur the county does what is called a snap shot and this information is then made part of the historical file displayed with the property record file.

The record file contains four or more prior year's history of the assessment value of the land, improvements and total. Except as mentioned earlier where parcels are split into new parcels.

The record file shows the tax district as determined by the county and the school district code as prescribed by the Department of Property Assessment and Taxation.

The property record card can display a picture of the major improvement if the parcel is improved. The county is in the process of updating all photos of the improvements with digital photos. At this time the county has not completed the taking and loading of all the pictures of the improved properties. A majority of the improvements have been digitally photographed and the images have been added to the property record data base.

Standard Two: The Saunders County property record card uses the property identification number as an index to all records or working papers that are within the property record file.

The record file contains an appraisal report relevant to the valuation of the property with the appraisal zone reference number to the cost tables, depreciation tables, income analysis, and sale comparison analysis.

Standard Three: The record file includes a correlation that is able to identify the approach to value applied to the real property. A separate reconciliation process used to arrive at a final value estimate may not presently be available and may not be available until programmed by computer software support or additional training is obtained.

The final value estimate is consistent with the value reported on the property record file and notice of valuation change.

Conclusion

It is important to the county to maintain a current and up to date property record system. The county has moved to the computer record as being the official property record. The Saunders County assessment office does a good job of maintaining the property records to maintain an inventory of the real property within the county.

III. Five Year Plan of Assessment Standards

There are several key elements that must be present for the Five-Year Plan to accomplish its intended purpose. When the Department reviews the county's present plan, they will direct their suggestions toward whether the plan utilizes the statistical sections of the most current and prior Reports and Opinions to suggest priority actions to the assessor.

Since one of the most basic purposes of the Five-Year Plan is to assure that over a five year time frame that each parcel of real property in the county has been inspected, it is imperative that the plan describe a systematic and repeatable process that will take place in a five year or shorter cycle.

All classes or subclasses or parts of classes or subclasses should be covered in the plan.

For the purpose of this report, the definitions of the following terms found in REG-50-001 are applicable. Appraisal, reappraisal and mass appraisal, (paragraph 001.02), appraisal

process, (paragraph 001.03), appraisal update, (paragraph 001.05), appraisal maintenance or pick-up work, (paragraph 001.06), appraisal or assessed value adjustment, (paragraph 001.22) and other terms defined or used in the Assessment Process Regulations as necessary.

The details of each assessment process should be described within a written procedures manual. An example that should be contained in a county procedures manual is the Steps in a Revaluation that was drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

Steps in a Revaluation

1. Performance Analysis – ratio study
2. Revaluation Decision
3. Analysis of Available resources
 - Staff
 - Data processing support
 - Existing system and procedures
 - Budget
4. Planning and organization
 - Objectives
 - Work plans and assignment of responsibilities
5. System acquisition or development
 - Forms, manuals, and valuation schedules
 - Software
6. Pilot Study
7. Data collection
 - Property characteristics data
 - Sales, income/expense, and cost data
8. Valuation
 - Initial Values
 - Testing, refinement, and final values
9. Value Defense
 - Informal hearing
 - Appeal boards
10. Final ratio study

For the five-year plan of assessment there are six standards:

Standard One (1): The plan should be formatted by year for the five years it entails and address each property class/subclass for that year.

Standard Two (2): The plan should address level of value and quality of assessment.

Standard Three (3): Budgeting, staffing, and training issues should be discussed.

Standard Four (4): There should be a time line for accomplishing goals.

Standard Five (5): Although historical information may be useful it should be kept to a minimum and not be redundant of information that may already be included in the abstract or survey; the focus should be on current and future goals.

Standard Six (6): The plan should contain detailed information on what will be required for physical inspections; anticipated number of parcels that will be done, is it done off-site, on-site, does it include interior inspections, who will do it and are they qualified, and what characteristics are they looking for. Include language in the plan as to what is actually meant by reappraisal, update, review and so forth so it is clearly understood what is going to be done. The plan should indicate which portion of the county will be reappraised, i.e. one-fourth of the county every year, and be uniquely identified, for example by neighborhoods, assessor location, market area or, townships.

Findings of Five Year Plan of Assessment

Standard One – Assessment plan is formatted for the five years it entails but does not address each property class/subclass for that year. At this time only the residential class is mentioned along with the rural outbuildings.

Standard Two – At this time the current plan does not address level of value or quality of assessment.

Standard Three – The current plan does not discuss the budget but does a good job of describing staffing and staffing duties. Also the plan does a good job of describe training requirements and the counties plan for adequate training.

Standard Four –No defined time line except the projects are broken down year by year.

Standard Five –The counties historical information is adequate and not extensive or redundant and does only adds pertinent information for the current or future goals.

Standard Six –The counties plan does somewhat contain detailed information for the requirements of physical review, appraisal valuation and the importance of sales verification in the appraisal process.

Conclusion

The county has done a good job of putting together a quality base report for the 5 Year Plan. I would continue that this base will only need to be reviewed each year for minimum changes that might occur year to year. But as with a great majority of the counties there are a few areas that will need some attention. This being the first year the standards have been made available I believe that the county will have no problem documenting the processes that are all ready a part of their assessment procedure. And I do believe once these areas are brought up to a standard the continued maintenance of future reports will only be the updating from an analysis of the priorities for that time.

Informational Data

I. Data Collection/Physical Characteristics (As it pertains to the appraisal process as outlined within the five-year plan of assessment.)

The assessor should be able to describe their processes to collect and maintain the physical characteristics of all parcels of real property for classification, valuation, and other purposes for both land and improvements. The characteristics gathered should be based on an analysis by the assessor of the characteristics that most affect the market. These characteristics are not necessarily limited to the physical measurements of the structures.

Conclusion

The counties 5 Year Plan does address the maintenance of the properties physical characteristics of all parcels of real property for the purposes of classification, valuation and sales review. The county gathers and maintains appraisal characteristics that are important in the appraisal of all real property with in the county.

II. Assessment Procedures Manual

Although it is not specified in regulations, it is deemed to be good assessment practice to prepare a manual that specifies office and assessment procedures. This manual should contain detailed explanations of each step in the assessment processes. The procedures described must then be followed and the taxpayers may thus be assured that the county has uniform and proportionate processes used in the valuation of their property.

If the county has developed a procedures manual, is the detail sufficient to permit a reader of the manual to easily understand the assessment process in place in the county.

Are terms like appraisal, listing, verification and review defined sufficiently and used precisely enough to adequately describe the assessment processes of the county to any reader or user of the assessment procedures manual.

Conclusion

With the inclusion of the information presented in the counties current and future 5 Year Plan of Assessment and the procedure manuals that the county is in the process of preparing Saunders County is on track with this process.

Processes and procedures have been and continually being developed for consistency in the handling of the counties appraisal process. Other processes are also being included in the documentation necessary to pass this information on.

The County finds that this is very helpful in keeping the assessment process and values equalized. This also creates a recorded manual of how things were done so in the future pickup work can be completed using the same criteria as the surrounding class or subclass of properties.

2005 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Saunders County

Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Agricultural Land

Not Applicable

Special Valuation of Agricultural Land

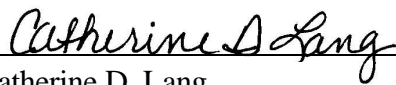
It is my opinion that the level of value of the special valuation of the class of agricultural land in Saunders County is 77% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Saunders County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Saunders County is 78% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Saunders County is in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.




Catherine D. Lang
Property Tax Administrator

Special Valuation Section Correlation for Saunders County

I. Agricultural Land Value Correlation

This correlation section does not apply to Saunders County as Saunders County is 100% special value, and is measured by the 994 Analysis.

Special Valuation Section Correlation for Saunders County

II. Special Value Correlation

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Saunders County with the assessor. The county accepted the results and offered no additional information to dispute the preliminary measurement process. The values previously established by the county and measured in the preliminary statistics were deemed acceptable by the county and no change was made except to the acres that changed as a result of the land use study. The county also reclassified all of their CRP acres into their respective grass classification which caused a shift of some acres from the preliminary measurement study to the final measurement study.

COUNTY REPORT OF THE 2005 SPECIAL VALUATION PROCESS

SAUNDERS

2004 ABSTRACT DATA			2005 ABSTRACT DATA		Rates Used
MAJOR AGLAND USE	2004 % of ALL CLASSIFIED AGLAND	2004 ABSTRACT ACRES	2005 % of ALL CLASSIFIED AGLAND	2005 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	13.34%	56,555	17.95%	75,991.01	IRRIGATED RATE
Dryland	70.35%	298,284	65.26%	276,347.66	8.25%
Grassland	13.48%	57,172	14.13%	59,842.71	DRYLAND RATE
* Waste	2.82%	11,974	2.66%	11,257.66	6.25%
* Other	0.00%	0	0.00%	0.00	GRASS RATE
All Agland	100.00%	423,984	100.00%	423,439.04	4.25%

PRELIMINARY LEVEL OF VALUE BASED ON THE 2004 ABSTRACT

Estimated Rent	2004 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
9,050,381	88,390,590	IRRIGATED	109,701,582	160.03	80.57%
27,238,668	334,211,170	DRYLAND	435,818,685	91.32	76.69%
1,605,805	26,251,110	GRASSLAND	37,783,638	28.09	69.48%
37,894,853	448,852,870	All IRR-DRY-GRASS	583,303,905	91.98	76.95%

ESTIMATED LEVEL OF VALUE BASED ON THE 2005 ABSTRACT

Estimated Rent	2005 Assessed Value	USE	Estimated Value	Average Rent per Acre	2005 Indicated Level of Value
12,160,619	117,605,130	IRRIGATED	147,401,438	160.03	79.79%
25,235,511	307,314,070	DRYLAND	403,768,177	91.32	76.11%
1,680,832	30,632,380	GRASSLAND	39,548,987	28.09	77.45%
39,076,962	455,551,580	All IRR-DRY-GRASS	590,718,601	91.98	77.12%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2004	@	\$ 1,562.91	2004	@	\$ 1,120.45	2004	@	\$ 459.16
2005	@	\$ 2,079.47	2005	@	\$ 1,030.27	2005	@	\$ 535.80
PERCENT CHANGE		= 33.05%	PERCENT CHANGE		= -8.05%	PERCENT CHANGE		= 16.69%

COMMENTS:

* Waste and other classes are excluded from the measurement process.

COUNTY REPORT OF THE 2005 SPECIAL VALUATION PROCESS

SAUNDERS

2004 ABSTRACT DATA			2005 ABSTRACT DATA		Rates Used
MAJOR AGLAND USE	2004 % of ALL CLASSIFIED AGLAND	2004 ABSTRACT ACRES	2005 % of ALL CLASSIFIED AGLAND	2005 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	13.34%	56,555	#DIV/0!	0.00	IRRIGATED RATE
Dryland	70.35%	298,284	#DIV/0!	0.00	8.25%
Grassland	13.48%	57,172	#DIV/0!	0.00	DRYLAND RATE
* Waste	2.82%	11,974	#DIV/0!	0.00	6.25%
* Other	0.00%	0	#DIV/0!	0.00	GRASS RATE
All Agland	100.00%	423,984	#DIV/0!	0.00	4.25%

PRELIMINARY LEVEL OF VALUE BASED ON THE 2004 ABSTRACT

Estimated Rent	2004 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
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1,605,805	26,251,110	GRASSLAND	37,783,638	28.09	69.48%
37,894,853	448,852,870	All IRR-DRY-GRASS	583,303,905	91.98	76.95%

ESTIMATED LEVEL OF VALUE BASED ON THE 2005 ABSTRACT

Estimated Rent	2005 Assessed Value	USE	Estimated Value	Average Rent per Acre	2005 Indicated Level of Value
0	0	IRRIGATED	0	160.03	#DIV/0!
0	0	DRYLAND	0	91.32	#DIV/0!
0	0	GRASSLAND	0	28.09	#DIV/0!
0	0	All IRR-DRY-GRASS	0	91.98	#DIV/0!

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2004	@	\$ 1,562.91	2004	@	\$ 1,120.45	2004	@	\$ 459.16
2005	@	\$ -	2005	@	\$ -	2005	@	\$ -
PERCENT CHANGE	=	-100.00%	PERCENT CHANGE	=	-100.00%	PERCENT CHANGE	=	-100.00%

COMMENTS:

* Waste and other classes are excluded from the measurement process.

Special Valuation Section

Correlation for Saunders County

III. Recapture Value Correlation

Saunders County has been recognized as having a value that has influence outside of the agricultural market. The county's recapture values are set from the influenced sales that occur in Saunders County. The county is divided into five market areas in which each market area has a different schedule of recapture valuations. The County's overall calculated median is 78%. The preliminary median was 78%, and the county had several increases throughout the county to accommodate for the change in market value. All three measures of central tendency support a level of value within the acceptable range. The quality of assessment has been met and demonstrated by the qualitative statistics and assessment practices in Saunders County. The COD and PRD was slightly out of the recommended guidelines, but further research of the sales file indicated that a few sales were the reason for these qualitative statistics falling outside of the recommended guidelines. The statistical change from the preliminary statistics to the final Reports and Opinion statistics reflect that the recapture analysis is consistent with the county's reported assessment action. The county reported changes to the recapture values in all market areas except for market area two. The Reports and Opinion statistics along with the assessment practices in Saunders County support a level of value at 78% for the recapture value.

PA&T 2005 Recapture Value Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	192	MEDIAN:	78	COV:	31.15	95% Median C.I.:	74.23 to 82.63	(!: Derived)
(AgLand) TOTAL Sales Price:	31,631,958	WGT. MEAN:	75	STD:	24.68	95% Wgt. Mean C.I.:	71.49 to 78.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	32,321,481	MEAN:	79	AVG.ABS.DEV:	18.47	95% Mean C.I.:	75.74 to 82.73	
(AgLand) TOTAL Assessed Value:	24,162,350							
AVG. Adj. Sales Price:	168,341	COD:	23.63	MAX Sales Ratio:	188.25			
AVG. Assessed Value:	125,845	PRD:	105.99	MIN Sales Ratio:	7.96			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	2	62.17	62.17	61.72	2.84	100.72	60.40	63.93	N/A		80,000	49,380
10/01/01 TO 12/31/01	18	97.76	103.91	97.81	21.22	106.23	36.73	188.25	92.19 to 121.13		127,750	124,955
01/01/02 TO 03/31/02	12	92.56	84.58	82.32	13.43	102.74	49.68	101.74	72.66 to 96.19		112,109	92,291
04/01/02 TO 06/30/02	17	82.01	83.90	80.63	13.23	104.05	40.90	120.80	77.26 to 98.00		158,881	128,111
07/01/02 TO 09/30/02	3	99.81	105.11	103.77	5.32	101.29	99.80	115.73	N/A		74,979	77,806
10/01/02 TO 12/31/02	12	74.73	74.61	72.38	16.71	103.07	30.10	109.20	66.59 to 88.68		189,337	137,050
01/01/03 TO 03/31/03	27	69.11	74.56	73.83	23.88	100.99	32.17	124.25	64.13 to 90.36		218,087	161,014
04/01/03 TO 06/30/03	12	76.43	84.66	74.60	35.59	113.49	36.86	184.38	56.26 to 99.66		175,240	130,726
07/01/03 TO 09/30/03	11	74.22	71.91	69.01	21.92	104.20	40.58	105.98	41.18 to 95.91		141,992	97,982
10/01/03 TO 12/31/03	35	78.01	79.31	76.66	16.61	103.45	46.22	114.49	71.94 to 83.46		160,961	123,390
01/01/04 TO 03/31/04	19	71.61	67.30	66.28	23.82	101.54	7.96	113.34	53.82 to 85.83		232,968	154,410
04/01/04 TO 06/30/04	24	65.19	70.50	64.89	28.82	108.64	23.33	116.79	55.48 to 84.54		154,394	100,190
____Study Years____												
07/01/01 TO 06/30/02	49	90.43	90.53	86.59	19.29	104.55	36.73	188.25	82.37 to 96.01		132,771	114,966
07/01/02 TO 06/30/03	54	71.07	78.51	74.31	27.03	105.65	30.10	184.38	67.94 to 85.58		194,226	144,336
07/01/03 TO 06/30/04	89	74.37	73.45	70.04	21.75	104.88	7.96	116.79	69.32 to 78.93		172,218	120,616
____Calendar Yrs____												
01/01/02 TO 12/31/02	44	82.19	83.00	78.91	16.48	105.18	30.10	120.80	77.58 to 89.86		148,711	117,350
01/01/03 TO 12/31/03	85	74.22	77.60	74.49	22.80	104.17	32.17	184.38	69.54 to 82.63		178,668	133,089
____ALL____												
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63		168,341	125,845

PA&T 2005 Recapture Value Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

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(AgLand) TOTAL Assessed Value:	24,162,350							
AVG. Adj. Sales Price:	168,341	COD:	23.63	MAX Sales Ratio:	188.25			
AVG. Assessed Value:	125,845	PRD:	105.99	MIN Sales Ratio:	7.96			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2391	1	60.40	60.40	60.40			60.40	60.40	N/A	100,000	60,400
2393	2	72.39	72.39	71.90	2.53	100.69	70.56	74.23	N/A	367,375	264,140
2395	2	104.40	104.40	102.67	7.03	101.68	97.06	111.74	N/A	129,500	132,960
2397	10	75.87	78.98	79.45	20.55	99.41	55.48	103.86	56.26 to 102.20	132,669	105,401
2649	6	82.53	75.52	71.69	26.09	105.34	36.86	99.81	36.86 to 99.81	95,521	68,481
2651	7	82.43	75.00	74.36	10.63	100.87	47.31	86.60	47.31 to 86.60	174,960	130,097
2653	13	87.44	89.50	88.88	11.24	100.70	71.06	120.80	78.01 to 98.00	148,424	131,923
2655	19	78.93	80.54	79.54	23.60	101.27	40.58	110.41	67.96 to 100.49	139,009	110,563
2657	5	85.67	96.05	75.04	37.02	127.99	43.77	184.38	N/A	158,969	119,296
2683	11	64.13	65.01	62.53	24.06	103.98	36.73	88.97	41.17 to 88.72	194,749	121,770
2685	8	86.37	84.84	76.94	19.43	110.27	40.90	123.96	40.90 to 123.96	196,775	151,397
2687	5	65.84	68.08	68.02	14.50	100.09	48.66	82.01	N/A	216,700	147,398
2689	6	64.58	60.10	66.19	21.26	90.80	35.28	86.38	35.28 to 86.38	191,596	126,820
2691	17	85.26	82.74	78.12	24.75	105.91	7.96	130.00	74.72 to 112.23	79,341	61,985
2863	1	23.33	23.33	23.33			23.33	23.33	N/A	150,000	35,000
2945	2	93.11	93.11	84.79	21.96	109.82	72.66	113.56	N/A	169,340	143,575
2947	7	84.54	84.40	84.84	19.19	99.48	62.67	124.71	62.67 to 124.71	136,721	115,994
2949	15	66.59	69.70	70.94	20.57	98.25	34.04	97.16	59.40 to 83.84	216,323	153,451
2951	2	127.51	127.51	78.16	47.63	163.15	66.77	188.25	N/A	210,769	164,730
2953	13	67.36	76.17	61.46	31.88	123.94	43.50	138.10	50.78 to 98.77	189,139	116,240
2955	2	78.58	78.58	78.29	1.27	100.37	77.58	79.57	N/A	171,550	134,305
2979	11	85.58	81.99	81.68	16.87	100.39	30.10	109.20	69.11 to 105.98	216,132	176,529
2981	12	80.90	84.99	72.38	20.26	117.41	52.04	114.49	69.54 to 101.74	177,066	128,166
2983	11	65.87	68.03	67.66	12.05	100.55	53.82	89.28	56.84 to 77.53	196,780	133,140
2985	1	99.66	99.66	99.66			99.66	99.66	N/A	262,450	261,560
2987	2	118.79	118.79	118.68	4.59	100.10	113.34	124.25	N/A	188,000	223,115
3249	1	100.20	100.20	100.20			100.20	100.20	N/A	220,000	220,450
ALL	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63	168,341	125,845

PA&T 2005 Recapture Value Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

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(AgLand) TOTAL Assessed Value:	24,162,350							
AVG. Adj. Sales Price:	168,341	COD:	23.63	MAX Sales Ratio:	188.25			
AVG. Assessed Value:	125,845	PRD:	105.99	MIN Sales Ratio:	7.96			

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AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	42	79.06	74.21	73.08	22.55	101.54	7.96	130.00	68.60 to 85.26	129,536	94,664
2	40	79.81	77.54	74.54	15.66	104.01	30.10	120.80	73.90 to 83.46	213,361	159,046
3	58	75.78	84.02	77.74	25.60	108.07	34.04	188.25	71.61 to 87.24	179,307	139,399
4	27	74.74	82.48	72.76	29.19	113.37	36.73	184.38	67.36 to 92.19	149,342	108,655
5	25	78.93	75.80	71.68	28.77	105.75	23.33	123.96	55.92 to 95.91	156,579	112,230
ALL											
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63	168,341	125,845

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63	168,341	125,845
ALL											
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63	168,341	125,845

PA&T 2005 Recapture Value Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	24,162,350							
AVG. Adj. Sales Price:	168,341	COD:	23.63	MAX Sales Ratio:	188.25			
AVG. Assessed Value:	125,845	PRD:	105.99	MIN Sales Ratio:	7.96			

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SCHOOL DISTRICT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0003											
12-0025											
12-0056											
12-0086	3	88.77	96.12	89.56	12.77	107.32	82.80	116.79	N/A	105,398	94,400
12-0502											
19-0123											
27-0001	1	60.40	60.40	60.40			60.40	60.40	N/A	100,000	60,400
27-0595	14	75.87	79.00	77.18	18.51	102.35	55.48	103.86	63.02 to 96.01	139,681	107,807
55-0145											
55-0161	14	75.09	80.25	75.76	22.54	105.93	53.82	114.49	59.06 to 111.74	167,088	126,584
78-0001	13	79.57	77.23	71.64	23.44	107.80	30.10	109.20	54.36 to 100.20	213,169	152,705
78-0003											
78-0009	21	67.36	63.25	58.07	24.96	108.93	23.33	98.77	49.68 to 74.37	193,983	112,646
78-0011	9	74.21	77.46	74.47	25.11	104.01	46.22	110.41	55.92 to 98.46	133,480	99,407
78-0023	9	66.59	69.43	68.37	14.71	101.56	48.66	86.74	55.84 to 83.46	197,378	134,945
78-0036	4	64.58	59.74	61.16	12.12	97.67	41.18	68.60	N/A	177,395	108,500
78-0039	25	72.66	74.40	74.41	21.80	100.00	34.04	124.71	64.27 to 83.84	213,135	158,589
78-0050	3	74.70	111.52	82.98	52.05	134.40	71.61	188.25	N/A	153,000	126,956
78-0070											
78-0072	26	87.21	91.52	81.90	20.36	111.74	40.90	184.38	80.75 to 96.19	179,532	147,038
78-0103	4	92.61	90.68	95.10	16.30	95.35	63.93	113.56	N/A	116,156	110,462
78-0104	21	84.44	77.26	73.98	26.22	104.44	7.96	130.00	55.39 to 95.32	93,855	69,430
78-0107	24	84.34	85.76	83.58	16.14	102.61	40.58	120.80	75.32 to 97.56	166,813	139,425
78-0111											
78-0115	1	124.25	124.25	124.25			124.25	124.25	N/A	184,000	228,620
NonValid School											
ALL	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63	168,341	125,845

PA&T 2005 Recapture Value Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	192	MEDIAN:	78	COV:	31.15	95% Median C.I.:	74.23 to 82.63	(!: Derived)
(AgLand) TOTAL Sales Price:	31,631,958	WGT. MEAN:	75	STD:	24.68	95% Wgt. Mean C.I.:	71.49 to 78.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	32,321,481	MEAN:	79	AVG.ABS.DEV:	18.47	95% Mean C.I.:	75.74 to 82.73	
(AgLand) TOTAL Assessed Value:	24,162,350							
AVG. Adj. Sales Price:	168,341	COD:	23.63	MAX Sales Ratio:	188.25			
AVG. Assessed Value:	125,845	PRD:	105.99	MIN Sales Ratio:	7.96			

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ACRES IN SALE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
0.01 TO 10.00	1	77.26	77.26	77.26			77.26	77.26	N/A		25,200	19,470
10.01 TO 30.00	33	67.36	69.48	57.89	32.49	120.02	7.96	130.00	56.99 to 77.53		65,762	38,066
30.01 TO 50.00	43	82.63	81.14	72.92	25.65	111.28	30.10	188.25	68.47 to 87.24		89,615	65,346
50.01 TO 100.00	77	81.02	82.58	77.99	20.27	105.89	40.90	138.10	74.74 to 88.68		172,130	134,239
100.01 TO 180.00	34	74.22	79.50	75.17	18.54	105.76	43.50	124.25	68.60 to 86.60		327,923	246,500
180.01 TO 330.00	4	82.52	73.15	72.72	14.50	100.59	41.17	86.38	N/A		467,300	339,820
ALL												
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63		168,341	125,845

MAJORITY LAND USE > 95%											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
DRY	86	80.62	81.00	74.77	20.22	108.32	35.28	184.38	74.70 to 85.70		150,561	112,579
DRY-N/A	59	78.01	81.27	77.69	26.49	104.61	23.33	188.25	69.73 to 89.28		171,919	133,558
GRASS	12	71.93	67.88	69.77	24.69	97.29	30.10	105.98	36.73 to 82.48		92,861	64,789
GRASS-N/A	8	62.42	63.01	49.02	47.56	128.53	7.96	115.73	7.96 to 115.73		140,006	68,635
IRRGTD	8	96.33	90.95	82.54	18.10	110.20	55.84	120.80	55.84 to 120.80		161,850	133,586
IRRGTD-N/A	19	74.21	74.03	73.77	18.85	100.35	34.04	99.67	65.33 to 85.58		300,038	221,335
ALL												
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63		168,341	125,845

MAJORITY LAND USE > 80%											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
DRY	120	81.38	81.58	76.83	21.33	106.18	23.33	184.38	75.30 to 86.19		156,086	119,927
DRY-N/A	25	72.66	78.83	72.70	28.11	108.44	43.77	188.25	63.93 to 85.83		174,444	126,816
GRASS	14	71.93	69.83	69.33	27.95	100.71	30.10	115.73	36.73 to 99.80		93,595	64,894
GRASS-N/A	6	59.35	56.84	45.24	47.48	125.64	7.96	97.94	7.96 to 97.94		154,009	69,671
IRRGTD	13	90.43	86.94	80.60	17.77	107.87	55.84	120.80	68.01 to 103.86		208,135	167,751
IRRGTD-N/A	14	71.66	71.71	72.11	20.86	99.45	34.04	99.67	54.36 to 85.58		306,412	220,950
ALL												
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63		168,341	125,845

MAJORITY LAND USE > 50%											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
DRY	145	79.13	81.11	76.05	22.90	106.64	23.33	188.25	74.71 to 84.54		159,252	121,115
GRASS	19	73.62	68.98	63.34	27.52	108.92	30.10	115.73	41.17 to 82.48		109,178	69,148
GRASS-N/A	1	7.96	7.96	7.96			7.96	7.96	N/A		160,000	12,730
IRRGTD	27	81.02	79.04	75.39	20.16	104.85	34.04	120.80	67.94 to 95.25		259,094	195,335
ALL												
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63		168,341	125,845

PA&T 2005 Recapture Value Statistics

Base Stat

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State Stat Run

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	4	106.40	105.02	104.28	17.28	100.70	77.26	130.00	N/A		25,068	26,142
30000 TO 59999	21	91.74	96.39	95.01	27.60	101.45	32.17	188.25	75.00 to 110.41		44,339	42,128
60000 TO 99999	34	82.71	79.37	80.36	20.79	98.77	36.73	138.10	67.96 to 87.24		77,553	62,320
100000 TO 149999	45	76.09	79.63	80.21	25.29	99.27	30.10	124.71	69.08 to 91.74		120,966	97,030
150000 TO 249999	49	80.75	78.41	78.47	20.10	99.93	7.96	124.25	74.22 to 87.44		189,535	148,722
250000 TO 499999	35	67.94	68.13	68.23	16.74	99.86	40.90	99.66	62.61 to 71.44		332,930	227,150
500000 +	4	66.62	65.15	63.89	26.08	101.97	43.50	83.84	N/A		567,491	362,557
ALL _____	_____											
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63		168,341	125,845

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	10	69.56	62.20	43.15	38.29	144.17	7.96	116.79	32.17 to 96.01		53,802	23,214
30000 TO 59999	37	70.70	73.10	64.84	29.25	112.74	23.33	130.00	63.02 to 82.80		68,512	44,420
60000 TO 99999	37	76.09	81.40	72.57	27.14	112.17	34.04	188.25	68.47 to 85.70		103,419	75,048
100000 TO 149999	47	80.75	84.79	78.63	22.20	107.83	40.90	138.10	74.74 to 92.23		161,425	126,929
150000 TO 249999	44	82.92	82.34	78.53	17.33	104.85	41.17	124.25	72.66 to 88.77		236,739	185,906
250000 TO 499999	17	71.44	74.51	72.31	17.18	103.05	43.50	99.66	64.74 to 86.38		436,377	315,544
ALL _____	_____											
	192	78.17	79.24	74.76	23.63	105.99	7.96	188.25	74.23 to 82.63		168,341	125,845

2005

Methodology for Special Valuation

Saunders County

The Saunders County State Assessment office submits this report to the Department of Property Assessment and Taxation, pursuant to 350, Nebraska Administrative Code, Chapter 11, §005.04 (03/04). Saunders County submits that the following methodologies are used to value agricultural land that is influenced by forces other than purely agricultural purposes. The influences identified are, residential and commercial, and recreational (mostly along the rivers).

Market Areas

The assumption is made that there are true agricultural sales in Saunders County and an adjoining area of Butler County.

Saunders County currently has 5 market areas throughout the county.

Market area 1 is on the northwestern part of the county. This area is less influenced by other outside factors than the rest of the market areas.

Market area 2 is the Todd Valley, which is the old Platte River bed. This silted-in area has created an excellent agricultural production area. The Todd Valley area wanders through the county and is totally surrounded by the other market areas in our county. Topographically, Todd Valley is mainly a flat area consisting of better quality soils with irrigation throughout the sections. It has some other influences in the market with Highway 77 taking you directly to Fremont and Highway 92 into Omaha.

Market area 4 is along the Platte river corridor. For several years the area along Platte Platter River corridor has sold for uses other than agriculture usage. The influence on these sales has been for recreational use (e.g., hunting, fishing and quiet enjoyment); these sales have been to private individuals, as well as to several commercial hunting enterprises.

Market areas 3 and 5 are those areas that continue to be influenced by the Lincoln, Omaha and Fremont residential market. Highways 77, 63 and 92 run through these areas making it easily accessible for outside residential uses.

Identification

The land in market area 1 is identified as mostly grass and dry land, with very little irrigation. The topography in the area consists of rough hills and lower soil qualities. For accuracy and simplification, sales were used from Elk and Chester townships to develop

the agricultural values due to the good quality measures which indicate a fairly homogeneous data sample.

The land in market area 4 identified as waste areas that are located along the rivers. There parcels do not necessarily have river frontage but are located in areas that are used primarily for recreational purposes. Area 2, which is the Todd Valley area, continues to have market data that indicates a stronger agricultural market. Area 2 also has some other influences in the market with Highways 77 and 92 cutting through this area which allows outside influence from Fremont and Omaha.

The land in market areas 3 and 5 has been identified as having a trend toward residential usage. Irrigation is found scattered throughout these areas. The land in area 3 consists of rough to rolling hills.

Zoning

Zoning has not been a consideration in the recreational river corridor; this land is zoned agricultural with several different levels that do not exclude recreational usage.

Zoning around Wahoo has eliminated some of the areas from special valuation due to industrial zoning. However, the rural residential county zoning and the transitional agriculture county zoning, list crop production as a primary use in these zones, therefore special valuation for properties in these areas has been recommended and approved.

Agricultural Values

Each of the special valuation market areas were created in conjunction with the surrounding agricultural market areas. The following table shows these relationships:

Agricultural Market	Special Valuation Areas
1	1, 3, 4, 5
2	2

To date, special valuation has values determined by the agricultural tables developed for the related market areas. These relationships were determined geographically and are considered to be the best indicators.

Market Values (Recapture)

Analysis of sales in the special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible. After analysis of sales along the river in the county, the recapture value was set at a price that reflects recreational land usage as well as non-agricultural usage.

Qualifying Property

Properties with questionable agricultural usage have been notified of the intent to remove these properties from special valuation consideration. The Saunders County staff will investigate any claims of qualification for special valuation regarding these properties, as well as any new claims.

Cathy Gusman
Assessment Administration Manager
For Saunders County

Shawn Abbott
State Appraiser
For Saunders County

Purpose Statements for the 2005 Reports and Opinions

Commission Summary

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

Property Tax Administrator's Opinions

Contains the conclusions reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

Correlation Section

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2005 County Abstract of Assessment for Real Property, Form 45, Compared with the 2004 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2004 CTL to establish the prior year's assessed valuation and compares it to the data from the 2005 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change and the percentage change in

various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

Statistical Reports Section

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (Reissue 2003) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 04-06, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2005*, November 10, 2004, provided Draft Statistical Reports, to each county assessor on or before Monday, September 17, 2004, based on data in the sales file as of Monday, September 13, 2004, and on or before Friday, November 19, 2004, based on data in the sales file as of Wednesday, November 17, 2004. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2005 Preliminary Statistical Reports to the county assessors and the Commission on or before Friday, February 4, 2005, based on data in the sales file as of **Saturday, January 15, 2005**.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2005 assessed valuation of the property in the sales file as of the 2005 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2004 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2005 R&O.

Assessment Actions Section

Describes practices, procedures and actions implemented by the county assessor in the assessment of real property.

County Reports Section

Contains reports from and about a county which are referenced in other sections of the R&O:

County Abstract of Assessment for Real Property, Form 45

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2005 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

County Agricultural Land Detail

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

County Abstract of Assessment for Real Property, Survey

Describes the funding and staffing of the county assessor's office.

2004 Progress Report

A report prepared by the Department and presented to the county assessor on or before July 31 of each year. This report is based on reports and statistics developed by class and subclass of real property for each county. The county assessor may utilize the Progress Report in the development and update of their Five-Year Plan of Assessment. Neb. Rev. Stat. §77-1311(8) (Reissue 2003). The Progress Report contains two sections that offer assistance in the measurement of assessment practices. The first section contains a set of minimum standards against which assessment practices of a county are measured. The second section contains two topics chosen by the Department which are practices or procedures that the Department is studying for development of future standards of measurement.

The County Assessor's Five-Year Plan of Assessment-Update

The Five-Year Plan of Assessment is prepared by the county assessor and updated annually, pursuant to Neb. Rev. Stat. §77-1311(8) (Reissue 2003). It explains the scope and detail of the assessment processes planned by the county assessor for the current and subsequent four assessment years.

Special Valuation Section

The implementation of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose provides the legal and policy framework for special valuation and

describes the methodology used by the Department to measure the special value and recapture value in a county.

Special valuation is deemed implemented if the county assessor has determined that there is other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the Reports and Opinions of the Property Tax Administrator.

Nebraska Constitutional Provisions:

Article VIII, Section 1, subsection 1: Requires that taxes be levied by valuation uniformly and proportionately upon all real property and franchises except as provided by the constitution.

Article VIII, Section 1, subsection 4: Allows the Legislature to provide that agricultural land, as defined by the Legislature, shall constitute a separate class of property for tax purposes and may provide for a different method of taxing agricultural land which results in valuations that are not uniform and proportionate with other classes of real property but are uniform and proportionate within the class of agricultural land.

Article VIII, Section 1, subsection 5: Allows the Legislature to enact laws to provide that the value of land actively devoted to agricultural use shall for property tax purposes be that value that the land would have for agricultural use without regard to any value such land might have for other purposes and uses.

Nebraska Statutory Provisions for Agricultural Land:

77-112: Definition of actual value. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

77-201: Property taxable; valuation; classification. (1) Except as provided in subsections (2) and (3) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and

shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.

77-1359(1): Definition of agricultural land. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

Nebraska Statutory Provisions for Special Valuation:

77-1343(5): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to section 77-112.

77-1343(6): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

Nebraska Statutory Provisions for Measurement of Level of Value:

77-1327(4): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under sections 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

Discussion of the Constitutional and Statutory Provisions:

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

Discussion of Special Valuation:

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, requiring the greater need for governmental services, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the assessor states that the assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

Measurement of Special Valuation

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county, even though direct comparability may not exist.

In a county where the special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

Rent Data

For purposes of determining the income for the Department’s measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2003-2004*. Two, the Board of Educational Lands and Funds

(BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Tax Equalization and Review Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was the 12 counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix tended to drive the analysis. The eight primary special valuation counties were all strongly weighted toward dryland, measuring 66.6% to 82.8% dryland use. In analyzing the counties in the eastern part of the state, a mean and median rate was calculated based on the proportion of land use. For the counties with 65% and greater dryland use, the mean rates were between 6.07% and 6.20% and the median rates were between 6.27% and 6.42%. The Department's correlation process resulted in a rate of 6.25% to apply to the dryland rents to convert them to value.

A similar process was done for grassland and the Department determined the rate to be 4.25%. For the eight primary special valuation counties, grassland use varied between approximately 5 and 22%. Therefore, the rate determined by the Department was based on the rates calculated for counties with similar percentages of grassland use.

The Department had the most difficulty with a rate for irrigated land. In analyzing the uninfluenced counties, irrigated use had the greatest “spread” in calculated rates. Additionally, some of the counties where irrigated land rates were developed had agricultural land with little similarity to the special valuation counties. The Department finally chose the counties with the most similarity to those being measured and developed a rate of 8.25%.

Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

Measurement Calculation

Lastly, to calculate the level of value achieve by a county, the Department takes value calculated from the income approach which represents the total special valuation for a county and compares it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

Measurement of Recapture Valuation

The measurement of recapture valuation is accomplished by using the Department’s sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the assessor on the sales file record.

Measurement of Agricultural Land Valuation

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

Purpose Statements Section

Describes the contents and purpose of each section in the Reports and Opinions.

Glossary

Contains the definitions of terms used throughout the Reports and Opinions.

Technical Specifications Section

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

Certification

Sets forth to whom, how and when copies of the Reports and Opinions are distributed.

Map Section

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the Reports and Opinions of the Property Tax Administrator.

History Valuation Charts Section

The History Valuation chart section contains four charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

Glossary

Actual Value: the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in Neb. Rev. Stat. §77-1371 (Reissue 2003), (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

Adjusted Sale Price: a sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. While an adjustment for time is listed as an allowable adjustment, the Department does not adjust selling prices for time under its current practices.

Agricultural Land: land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (Reissue 2003).

Agricultural Land Market Areas: areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

Agricultural Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

Agricultural Unimproved Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

Arm's Length Transaction: a sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

Assessed Value: the value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

Assessment: the official act of the county assessor to discover, list, value, and determine the taxability of all parcels of real property in a county.

Assessment Level: the legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

Assessment Sales Ratio: the ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

Assessor Location: categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

Average Absolute Deviation (AVG.ABS.DEV.): the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

Average Assessed Value: the value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

Average Selling Price: the value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

Central Tendency, Measure of: a single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

Coefficient of Dispersion (COD): a measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

Coefficient of Variation (COV): the measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

Commercial Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

Confidence Interval (CI): a calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

Confidence Level: the required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

Direct Equalization: the process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

Equalization: the process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

Geo Code: each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

Growth Value: is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

Indirect Equalization: the process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

Level of Value: the level of value is the level achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2004).

Location: the portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

- 1-Urban, a parcel of real property located within the limits of an incorporated city or village.
- 2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.
- 3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

Majority Land Use: the number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

Maximum Ratio: the largest ratio occurring in the arrayed sample data set.

Mean Ratio: the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

Median Ratio: the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

Minimally Improved Agricultural Land: a statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

Minimum Ratio: the smallest ratio occurring in the arrayed sample data set.

Non-Agricultural Land: for purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (Reissue 2003).

Number of Sales: the total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

Population: the set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

Price Related Differential (PRD): a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

Property Classification Code: a code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

Property Parcel Type: the portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

Purchase Price: the actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

Qualified Sale: a sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

Qualitative Statistics: statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

Quality of Assessment: the quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

Recapture Value: for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

Residential Property Classification: includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

Sale: all transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents of documentary stamp taxes are paid.

Sale Date Range: the range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

Sale Price: the actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

Sample Data Set: a set of observations selected from a population.

Special Value: for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

Standard Deviation (STD): the measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

Statistics: numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

Status: the portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

Total Assessed Value: the sum of all the assessed values in the sample data set.

Total Sale Price: the sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

Usability: the coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

4-exclude the sale

Valuation: process or act to determine the assessed value of all parcels of real property in the county each year.

Weighted Mean Ratio: the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

For Commercial Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

For Agricultural Land

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:

Abstract #30 value/Abstract #30 records

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

	2002	2003	2004	2005
Total Sales				
Qualified Sales				
Percent Used	XX.XX	XX.XX	XX.XX	XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: no2005

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]*100,2)

III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2002				
2003				
2004				
2005		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: median

Calculations:

% Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT))*100)/Avg(ctl04cnt!RESID+ctl04cnt!RECREAT),If([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST))*100)/Avg(ctl04cnt!COMM+ctl04cnt!INDUST),If([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl04cnt!TOTAG))*100)/Avg(ctl04cnt!TOTAG,Null))),2)

Trended Ratio: Round(If([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)))/(Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)*100)*100,If([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST)))*100)/(Avg(ctl04cnt!COMM+ctl04cnt!INDUST)*100),If([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl04cnt!TOTAG)))*100)/(Avg(ctl04cnt!TOTAG)*100,Null))),2)

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001 to 2002	
	2002 to 2003	
	2003 to 2004	
XX.XX	2004 to 2005	XX.XX (from Table III Calc)

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Yearly (most recent twelve months of sales)

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 01 02, 02 03, 03 04

Field: aggreg

Calculation:

%ChngTotassvalsf: If(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios

	Median	Weighted Mean	Mean
R&O Statistics			

Chart: Yes

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: median, aggreg and mean

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: PRD and COD

Calculations:

CODDiff: Round(IIf([2005R&O]!proptype="Residential",IIf(Val([2005R&O]!cod)>15,Val([2005R&O]!cod)-15,0),IIf(Val([2005R&O]!cod)>20,Val([2005R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2005R&O]!prd)>103,Val([2005R&O]!prd)-103,IIf(Val([2005R&O]!prd)<98,Val([2005R&O]!prd)-98,0)),2)

VII. Analysis of Changes in the Statistics Due to the Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2005, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2005Diff: R&O.no2005-Prelim.2004 2005

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

Residential:

Property Class Code: Property Type 01, all Statuses
Property Type 06, all Statuses
Property Type 07, Statuses 1 and 3
Sale Date Range: July 1, 2002 through June 30, 2004
Qualified: All sales with Assessor Usability Code: blank, zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Commercial:

Property Class Code: Property Type 02, all Statuses
Property Type 03, all Statuses
Property Type 04, all Statuses
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Unimproved Agricultural:

Property Class Code: Property Type 05, Status 2
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses
Sale Date Range: July 1, 2001 through June 30, 2004
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.
Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales
Total Sales Price
Total Adj. Sales Price
Total Assessed Value
Avg. Adj. Sales Price
Avg. Assessed Value

Median
Weighted Mean
Mean
COD
PRD
COV
STD
Avg. Abs. Dev.
Max Sales Ratio
Min Sales Ratio
95% Median C.I.
95% Wgt. Mean C.I.
95% Mean C.I.

Coding Information & Calculations

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

Number of Sales

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

Total Sales Price

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
 - Sum SaleAmt

Total Adj. Sales Price

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
 - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

Total Assessed Value

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
 - Sum TotAssdValue

Avg. Adj. Sales Price

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
 - $\text{TotAdjSalePrice} / \text{Count}$

Avg. Assessed Value

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
 - $\text{TotAssdValue} / \text{Count}$

Median

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
 - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
 - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
 - Array the records by order of the magnitude of the ratio from high to low
 - Divide the Total Count in the array by 2 equals Record Total
 - If the Total Count in the array is odd:
 - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
 - If the Total Count in the array is even:
 - Count down the number of records that is Record Total. This is ratio 1.
 - Count down the number of records that is Records Total + 1. That is ratio 2.
 - $(\text{ratio 1} + \text{ratio 2}) / 2$ equals the Median ratio.

Weighted Mean

- Coded as Aggreg, Character, 12-digit field.
- Calculation
 - $(\text{TotAssdValue} / \text{TotAdjSalePrice}) * 100$

Mean

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
 - $\text{TotalRatio} / \text{RecCount}$

COD

- Coded COD, Character, 12-digit field
- Calculation
 - Subtract the Median from Each Ratio
 - Take the Absolute Value of the Calculated Differences
 - Sum the Absolute Differences
 - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
 - Divide by the Median
 - Multiply by 100

PRD

- Coded PRD, Character, 12-digit field
- Calculation
 - $(\text{MeanRatio}/\text{AggregRatio}) * 100$

COV

- Coded COV, Character, 12-digit field
- Calculation
 - Subtract the Mean from each ratio
 - Square the Calculated difference
 - Sum the squared differences
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the Squared Root to obtain the Standard Deviation
 - Divide the Standard Deviation by the Mean
 - Multiply by 100

STD

- Coded StdDev, Character, 12-digit field
- Calculation
 - Subtract the Mean Ratio from each ratio
 - Square the resulting difference
 - Sum the squared difference
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the squared root of the variance to obtain the Standard Deviation

Avg. Abs. Dev.

- Coded AvgABSDev, Character, 12-digit field
- Calculation
 - Subtracting the Median ratio from each ratio
 - Summing the absolute values of the computed difference
 - Dividing the summed value by the number of ratios

Max Sales Ratio

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

Min Sales Ratio

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

95% Median C.I.

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the

number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:

- Calculation
 - If the number of ratios is Odd
 - $j = 1.96xvn/2$
 - If the number of ratios is Even
 - $j = 1.96xvn/2 + 0.5$
 - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
 - If the sample size is 5 or less, then N/A is given as the confidence interval
 - If the sample size is 6-8, then the Min and Max is the given range

95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
 - Items needed for this calculation
 - Number of sales
 - Assessed Values – Individual and Summed
 - Assessed Values Squared – Individual and Summed
 - Average Assessed Value
 - Sale Prices – Individual and Summed
 - Sales Prices Squared – Individual and Summed
 - Average Sale Price
 - Assessed Values x Sale Prices – Individual and Summed
 - The Weighted Mean
 - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) = \bar{A}/\bar{S} \pm t \times \frac{\sqrt{\bar{S} \bar{A}^2 - 2(\bar{A}/\bar{S}) \bar{S} (\bar{A} \times \bar{S}) + (\bar{A}/\bar{S})^2 (\bar{S} \bar{S}^2)}}{\bar{S} \sqrt{(n)(n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

95% Mean C.I.

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
 - Lower Limit
 - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - Upper Limit
 - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - If the number of records is > 30 , then use 1.96 as the t-value
 - If the number of records is ≤ 30 , then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
 - If the sample is 1 or less, then N/A is given as the confidence interval

Ratio Formulas

- Residential and Commercial Records
 - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - Ratio Formula is: $(\text{Assessed Value Total} / (\text{Sale Amount} + \text{Adjustment Amount})) * 100$.
- Agricultural Records
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
 - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
 - Ratio Formula is:
 - a. If No Greenbelt: $(\text{Agland Total Amount} / (\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.
 - b. If Greenbelt: $(\text{Recapture Amount} / (\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.

Map Source Documentation

Specific maps displayed for each county will vary depending on availability. Each map contains a legend which describes the information contained on the map.

School District Map: Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department of Property Assessment and Taxation to reflect current base school districts.

Market Area Map: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

Registered Wells Map: Obtained from the Nebraska Department of Natural Resources website.

GeoCode Map: Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

Sections, Towns, Rivers & Streams, Topography, and Soil Class Map: Obtained from the Nebraska Department of Natural Resources website.

Assessor Location/Neighborhood Maps: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

History Valuation Chart Specifics

EXHIBITS 1B - 93B History Charts for Real Property Valuations 1992 - 2004

There are four history charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

Specifically:

Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2004

Source: Certificate of Taxes Levied Reports CTL

Property Class:

Residential & Recreational

Commercial & Industrial

Total Agricultural Land

Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2004

Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.

Property Class & Subclass:

Residential & Recreational

Commercial & Industrial

Agricultural Improvements & Site Land

Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2004

Source: Certificate of Taxes Levied Reports CTL

Property Class & Subclass:

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

Total Agricultural Land

Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2004

Source: County Abstract of Assessment Report for Real Property

Property Class & Subclass:

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

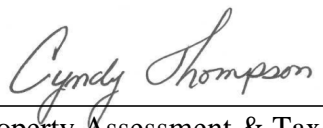
Total Agricultural Land

Certification

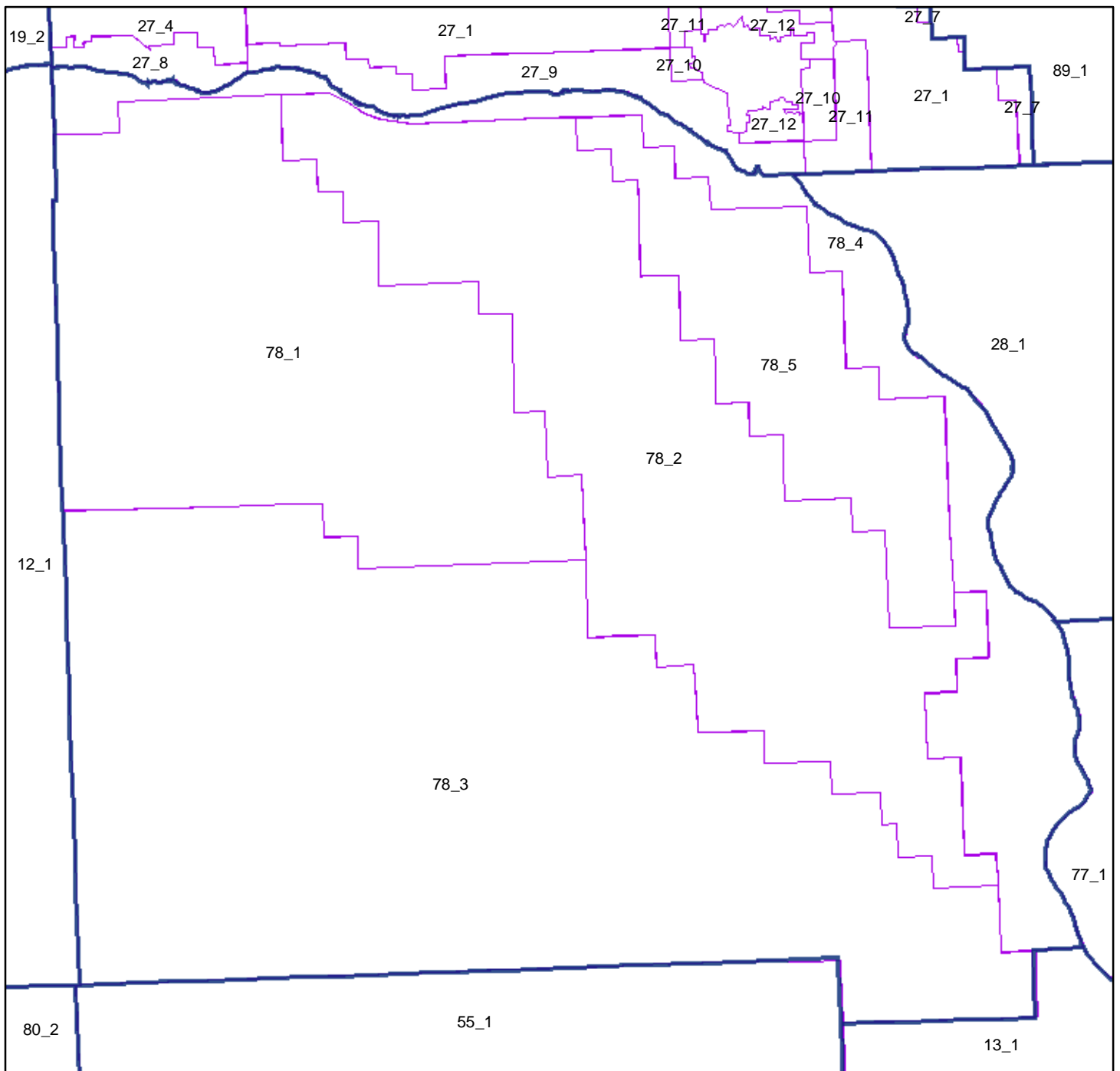
This is to certify that the 2005 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Saunders County Assessor, by certified mail, return receipt requested, 7004 1350 0002 0889 1916.

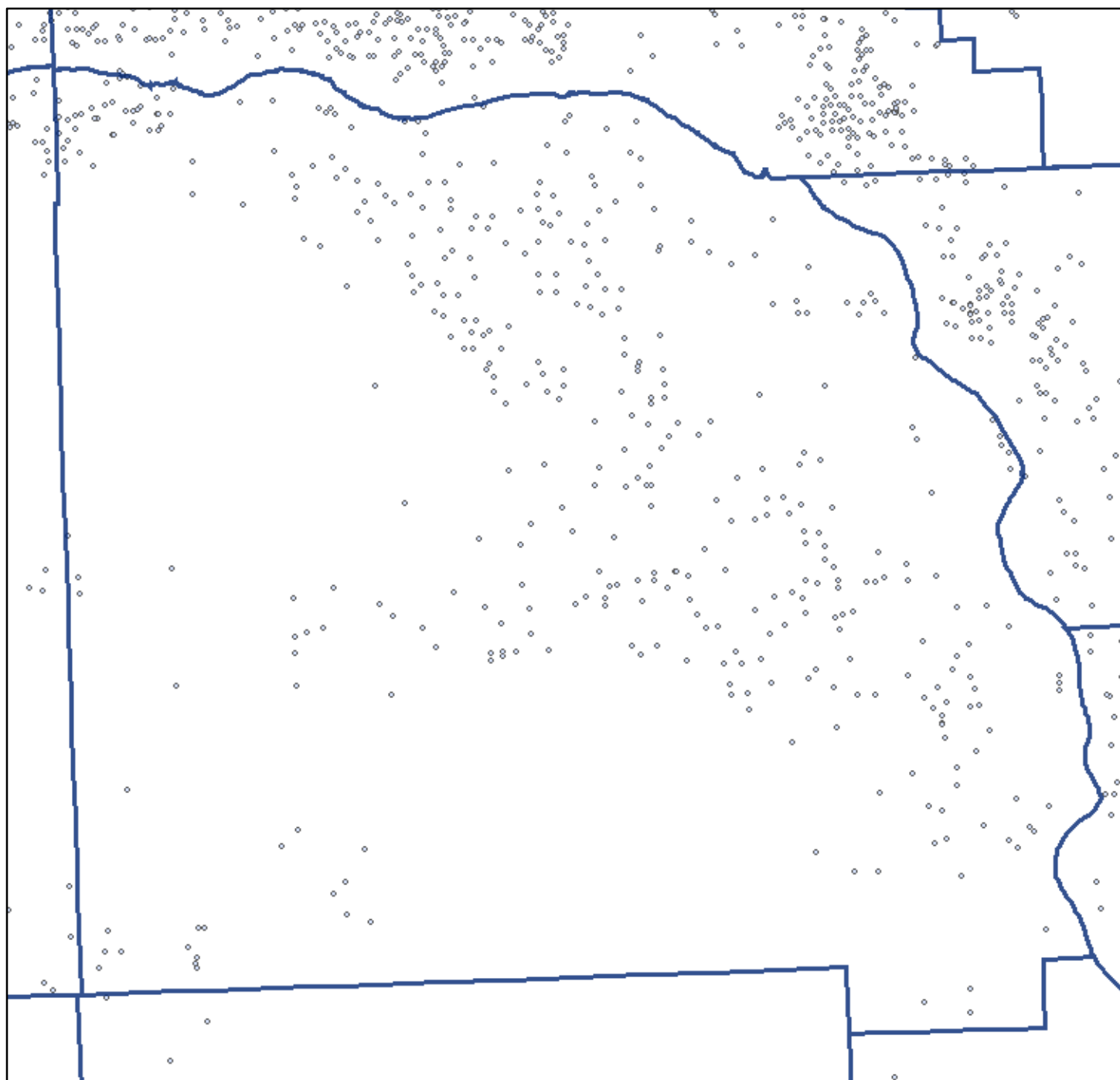
Dated this 11th day of April, 2005.



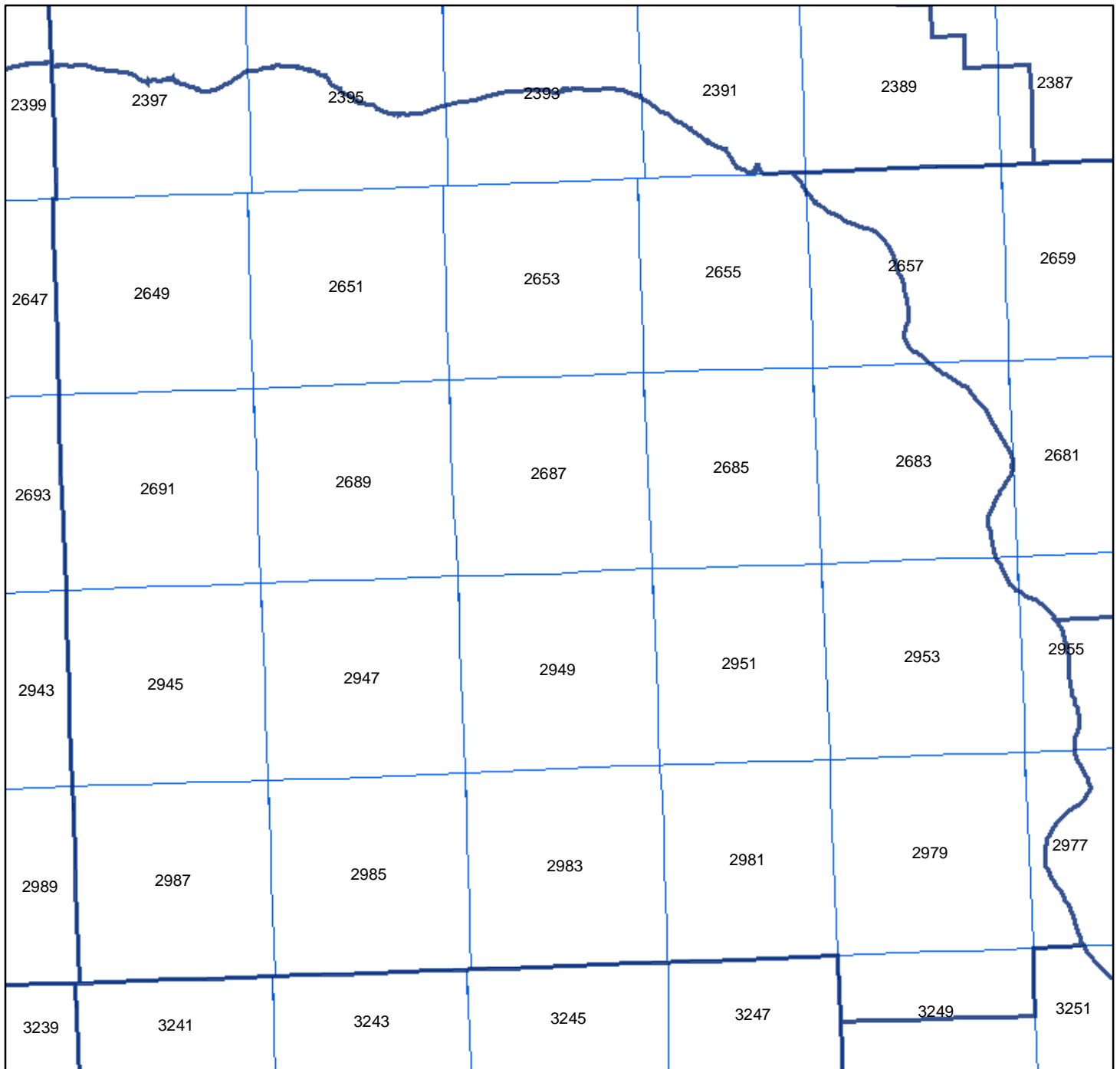
Property Assessment & Taxation



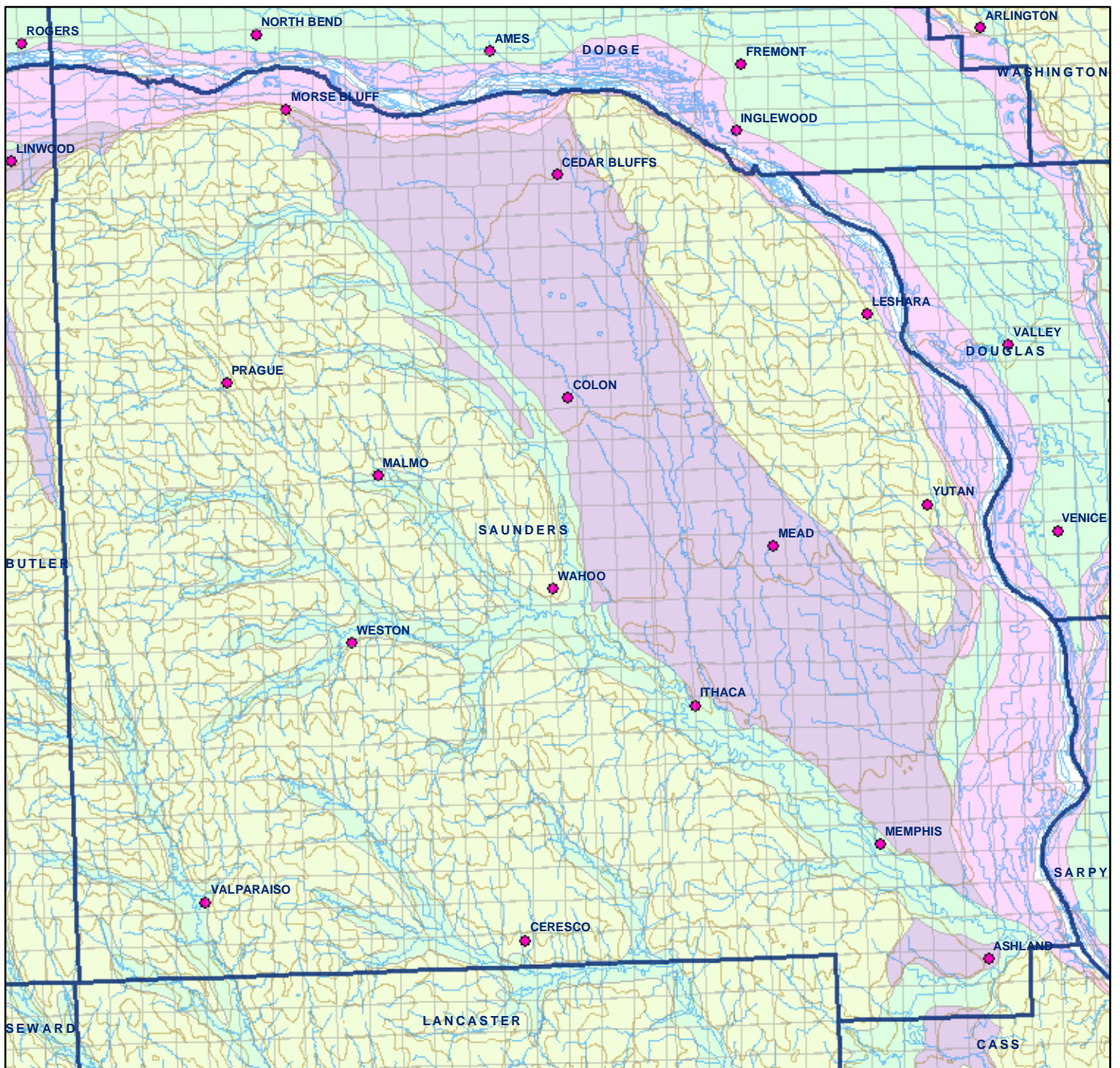
Market Areas



- Registered Wells > 830 GPM



☐ Geo Codes



Legend

□ Sections

● Towns

— Rivers and Streams

— Topography

Soil Classes

0 - Lakes and Ponds

1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills

2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills

3 - Moderately well drained silty soils on uplands and in depressions formed in loess

4 - Well drained silty soils formed in loess on uplands

5 - Well drained silty soils formed in loess and alluvium on stream terraces

6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands

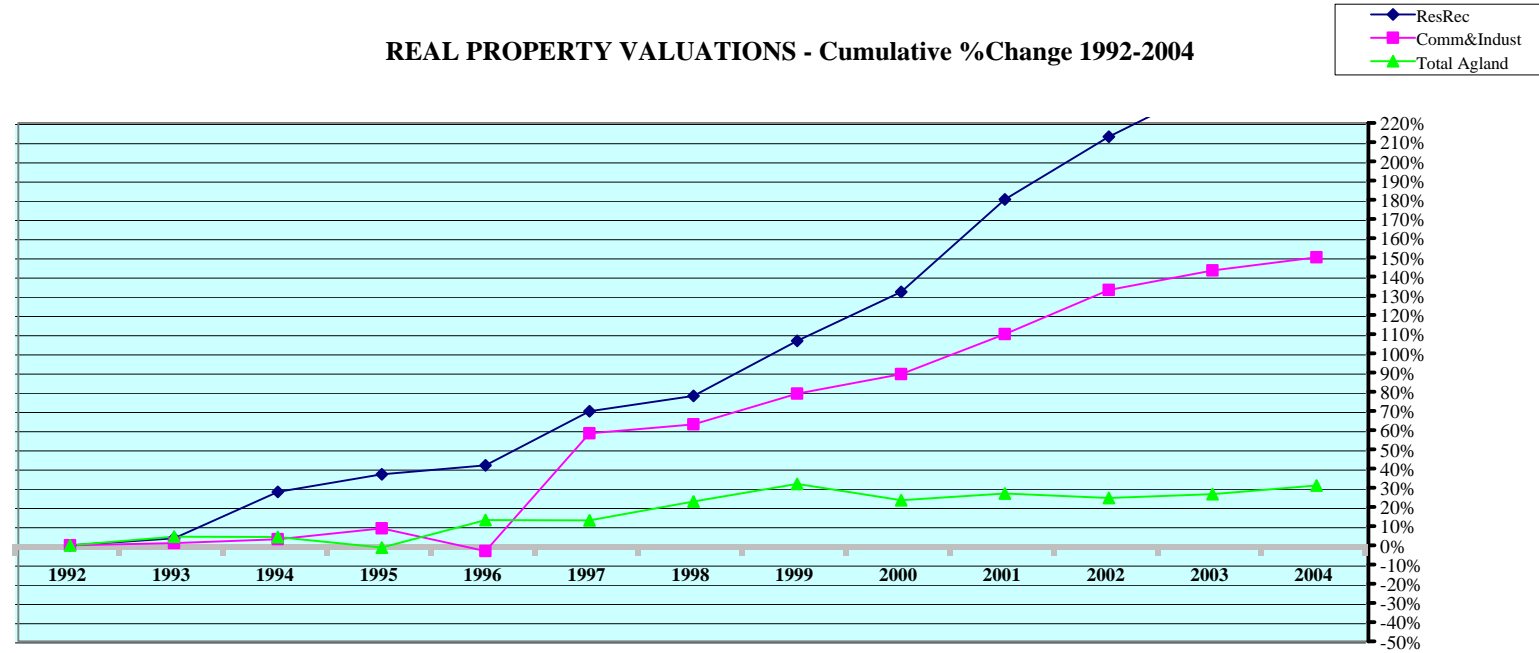
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

8 - Moderately well drained silty soils with clayey subsoils on uplands

Saunders County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	188,171,245	--	--	--	34,649,975	--	--	--	342,062,995	--	--	--
1993	195,175,960	7,004,715	3.72%	3.72%	35,029,375	379,400	1.09%	1.09%	357,715,685	15,652,690	4.58%	4.58%
1994	240,437,965	45,262,005	23.19%	27.78%	35,728,550	699,175	2.00%	3.11%	357,081,700	-633,985	-0.18%	4.39%
1995	257,890,305	17,452,340	7.26%	37.05%	37,712,760	1,984,210	5.55%	8.84%	338,022,385	-19,059,315	-5.34%	-1.18%
1996	266,429,215	8,538,910	3.31%	41.59%	33,630,870	-4,081,890	-10.82%	-2.94%	387,049,875	49,027,490	14.50%	13.15%
1997	319,498,960	53,069,745	19.92%	69.79%	54,879,700	21,248,830	63.18%	58.38%	386,638,635	-411,240	-0.11%	13.03%
1998	334,772,330	15,273,370	4.78%	77.91%	56,470,970	1,591,270	2.90%	62.98%	420,342,130	33,703,495	8.72%	22.88%
1999	388,657,502	53,885,172	16.10%	106.54%	62,047,045	5,576,075	9.87%	79.07%	451,282,640	30,940,510	7.36%	31.93%
2000	436,547,825	47,890,323	12.32%	131.99%	65,542,845	3,495,800	5.63%	89.16%	422,421,645	-28,860,995	-6.40%	23.49%
2001	527,347,020	90,799,195	20.80%	180.25%	72,757,240	7,214,395	11.01%	109.98%	434,210,500	11,788,855	2.79%	26.94%
2002	588,529,150	61,182,130	11.60%	212.76%	80,762,570	8,005,330	11.00%	133.08%	426,160,480	-8,050,020	-1.85%	24.59%
2003	639,046,100	50,516,950	8.58%	239.61%	84,285,340	3,522,770	4.36%	143.25%	433,211,420	7,050,940	1.65%	26.65%
2004	685,838,590	46,792,490	7.32%	264.48%	86,636,170	2,350,830	2.79%	150.03%	448,864,450	15,653,030	3.61%	31.22%

1992-2004 Rate Ann. %chg: Resid & Rec. **11.38%** Comm & Indust **7.94%** Agland **2.29%**

Cnty# **78**
County **SAUNDERS**

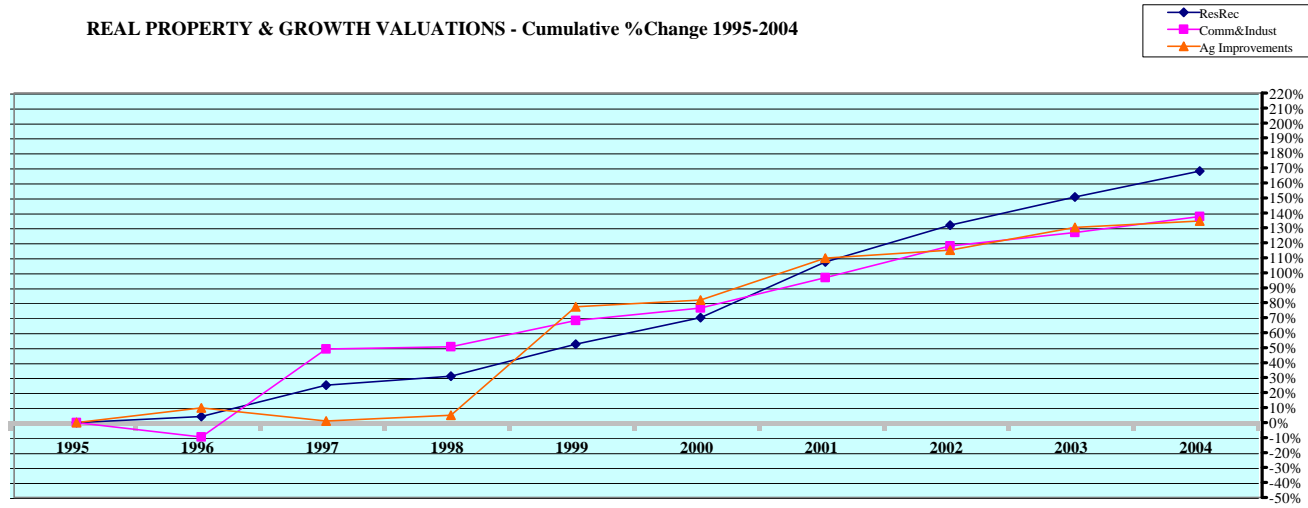
FL area **8**

CHART 1 EXHIBIT 78B Page 1

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2004



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	188,171,245	not avail.	--	--	--	--	34,649,975	not avail.	--	--	--	--
1993	195,175,960	not avail.	--	--	--	--	35,029,375	not avail.	--	--	--	--
1994	240,437,965	not avail.	--	--	--	--	35,728,550	not avail.	--	--	--	--
1995	257,890,305	8,023,045	3.11%	249,867,260	--	--	37,712,760	1,818,855	4.82%	35,893,905	--	--
1996	266,429,215	6,717,275	2.52%	259,711,940	0.71%	3.94%	33,630,870	1,204,960	3.58%	32,425,910	-14.02%	-9.66%
1997	319,498,960	7,161,390	2.24%	312,337,570	17.23%	25.00%	54,879,700	1,390,015	2.53%	53,489,685	59.05%	49.02%
1998	334,772,330	7,579,420	2.26%	327,192,910	2.41%	30.95%	56,470,970	2,448,590	4.34%	54,022,380	-1.56%	50.51%
1999	388,657,502	8,132,846	2.09%	380,524,656	13.67%	52.29%	62,047,045	1,684,505	2.71%	60,362,540	6.89%	68.17%
2000	436,547,825	11,726,620	2.69%	424,821,205	9.30%	70.02%	65,542,845	2,212,320	3.38%	63,330,525	2.07%	76.44%
2001	527,347,020	9,702,720	1.84%	517,644,300	18.58%	107.17%	72,757,240	2,130,985	2.93%	70,626,255	7.76%	96.76%
2002	588,529,150	9,367,560	1.59%	579,161,590	9.83%	131.79%	80,762,570	2,514,479	3.11%	78,248,091	7.55%	118.00%
2003	639,046,100	13,117,735	2.05%	625,928,365	6.35%	150.50%	84,285,340	2,874,855	3.41%	81,410,485	0.80%	126.81%
2004	685,838,590	16,231,580	2.37%	669,607,010	4.78%	167.99%	86,636,170	1,357,645	1.57%	85,278,525	1.18%	137.58%

1995-2004 Rate Annual %chg w/o growth >

Resid & Rec. **11.58%**

Comm & Indust **10.09%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	67,128,910					
1993	not avail	not avail	67,902,660					
1994	not avail	not avail	67,523,905					
1995	60,558,665	20,338,225	80,896,890	2,774,655	3.43%	78,122,235	--	--
1996	66,957,045	20,773,540	87,730,585	1,912,450	2.18%	85,818,135	6.08%	9.85%
1997	60,631,880	20,448,880	81,080,760	2,183,269	2.69%	78,897,491	-10.07%	0.99%
1998	62,608,175	20,488,515	83,096,690	1,069,965	1.29%	82,026,725	1.17%	5.00%
1999	106,056,489	35,910,711	141,967,200	3,399,425	2.39%	138,567,775	66.75%	77.37%
2000	114,275,300	36,900,240	151,175,540	9,097,825	6.02%	142,077,715	0.08%	81.87%
2001	131,311,120	37,621,800	168,932,920	4,987,515	2.95%	163,945,405	8.45%	109.86%
2002	135,442,290	36,962,440	172,404,730	4,285,155	2.49%	168,119,575	-0.48%	115.20%
2003	142,489,660	43,813,850	186,303,510	6,401,735	3.44%	179,901,775	4.35%	130.28%
2004	147,646,520	43,987,240	191,633,760	8,390,665	4.38%	183,243,095	-1.64%	134.56%

1995-2004 Rate Annual %chg w/o growth >

Ag Imprvmnts **9.94%**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Growth Value = value attributable to new improvements to real property, not revaluation of existing property.

Sources:
Value; 1992 - 2004 CTL
Growth Value; 1995-2004 Abstract of Asmnt Rpt.

State of Nebraska
Dept. of Property Assessment & Taxation

Prepared as of 03/01/2005

Cnty# **78**
County **SAUNDERS**

FL area **8**

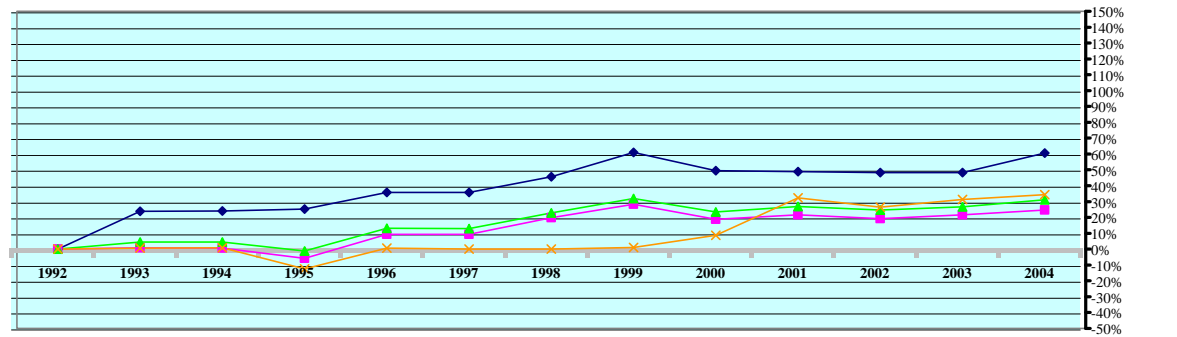
CHART 2

EXHIBIT

78B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	55,067,505	--	--	--	266,905,335	--	--	--	19,583,220	--	--	--
1993	68,227,475	13,159,970	23.90%	23.90%	269,258,775	2,353,440	0.88%	0.88%	19,722,335	139,115	0.71%	0.71%
1994	68,285,035	57,560	0.08%	24.00%	268,534,860	-723,915	-0.27%	0.61%	19,755,180	32,845	0.17%	0.88%
1995	68,947,800	662,765	0.97%	25.21%	251,328,310	-17,206,550	-6.41%	-5.84%	17,149,395	-2,605,785	-13.19%	-12.43%
1996	74,761,430	5,813,630	8.43%	35.76%	292,056,600	40,728,290	16.21%	9.42%	19,721,835	2,572,440	15.00%	0.71%
1997	74,763,790	2,360	0.00%	35.77%	291,754,905	-301,695	-0.10%	9.31%	19,608,995	-112,840	-0.57%	0.13%
1998	80,184,960	5,421,170	7.25%	45.61%	320,039,380	28,284,475	9.69%	19.91%	19,606,735	-2,260	-0.01%	0.12%
1999	88,658,080	8,473,120	10.57%	61.00%	342,244,615	22,205,235	6.94%	28.23%	19,801,360	194,625	0.99%	1.11%
2000	82,271,770	-6,386,310	-7.20%	49.40%	317,368,050	-24,876,565	-7.27%	18.91%	21,278,950	1,477,590	7.46%	8.66%
2001	82,042,160	-229,610	-0.28%	48.98%	324,858,180	7,490,130	2.36%	21.71%	25,928,610	4,649,660	21.85%	32.40%
2002	81,688,770	-353,390	-0.43%	48.34%	318,314,930	-6,543,250	-2.01%	19.26%	24,775,330	-1,153,280	-4.45%	26.51%
2003	81,618,980	-69,790	-0.09%	48.22%	324,475,220	6,160,290	1.94%	21.57%	25,725,480	950,150	3.84%	31.36%
2004	88,418,600	6,799,620	8.33%	60.56%	332,552,440	8,077,220	2.49%	24.60%	26,325,370	599,890	2.33%	34.43%

1992-2004 Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year ⁽¹⁾	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992		--	--	--	506,935	--	--	--	342,062,995	--	--	--
1993		--	--	--	507,100	165	0.03%	0.03%	357,715,685	15,652,690	4.58%	4.58%
1994		--	--	--	506,625		0.00%	-0.06%	357,081,700	-633,985	-0.18%	4.39%
1995		--	--	--	596,880	90,255	17.81%	17.74%	338,022,385	-19,059,315	-5.34%	-1.18%
1996		--	--	--	510,010	-86,870	-14.55%	0.61%	387,049,875	49,027,490	14.50%	13.15%
1997		--	--	--	510,945	935	0.18%	0.79%	386,638,635	-411,240	-0.11%	13.03%
1998		--	--	--	511,055	110	0.02%	0.81%	420,342,130	33,703,495	8.72%	22.88%
1999		--	--	--	578,585	67,530	13.21%	14.13%	451,282,640	30,940,510	7.36%	31.93%
2000		--	--	--	1,502,875	924,290	159.75%	196.46%	422,421,645	-28,860,995	-6.40%	23.49%
2001		--	--	--	1,381,550	-121,325	-8.07%	172.53%	434,210,500	11,788,855	2.79%	26.94%
2002		--	--	--	1,381,450	-100	-0.01%	172.51%	426,160,480	-8,050,020	-1.85%	24.59%
2003	1,391,740	n/a	n/a	n/a	0	n/a	n/a	n/a	433,211,420	7,050,940	1.65%	26.65%
2004	1,568,040	176,300	12.67%	12.67%	0	0			448,864,450	15,653,030	3.61%	31.22%

1992-2004 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

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(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.
Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2004 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	55,276,645	51,048	1,083	--	--	267,589,475	308,394	868	--	--	19,651,985	58,534	336	--	--
1993	68,426,245	53,401	1,281	18.28%	18.28%	270,999,745	309,190	876	0.92%	0.92%	19,779,570	58,267	339	0.89%	0.89%
1994	68,843,405	53,710	1,282	0.08%	18.37%	270,660,295	308,784	877	0.11%	1.04%	19,830,345	58,393	340	0.29%	1.19%
1995	69,029,795	53,874	1,281	-0.08%	18.28%	252,355,295	306,827	822	-6.27%	-5.30%	17,204,235	58,278	295	-13.24%	-12.20%
1996	74,783,250	54,338	1,376	7.42%	27.05%	292,586,950	306,054	956	16.30%	10.14%	19,583,020	58,293	336	13.90%	0.00%
1997	74,820,370	54,352	1,377	0.07%	27.15%	291,737,660	305,144	956	0.00%	10.14%	19,626,955	58,404	336	0.00%	0.00%
1998	79,664,440	54,549	1,460	6.03%	34.81%	320,909,180	304,555	1,054	10.25%	21.43%	19,617,935	58,391	336	0.00%	0.00%
1999	89,322,695	55,391	1,613	10.48%	48.94%	343,131,175	303,746	1,130	7.21%	30.18%	19,780,845	58,354	339	0.89%	0.89%
2000	82,991,340	54,963	1,510	-6.39%	39.43%	324,974,960	302,431	1,075	-4.87%	23.85%	29,980,315	58,427	513	51.33%	52.68%
2001	88,282,980	55,223	1,599	5.89%	47.65%	345,004,710	303,023	1,139	5.95%	31.22%	28,906,840	58,813	492	-4.09%	46.43%
2002	83,882,180	55,677	1,507	-5.75%	39.15%	334,823,370	301,543	1,110	-2.55%	27.88%	28,410,460	59,056	481	-2.24%	43.15%
2003	81,852,230	55,732	1,469	-2.52%	35.64%	325,212,240	301,356	1,079	-2.79%	24.31%	25,867,590	57,720	448	-6.86%	33.33%
2004	88,390,590	56,555	1,563	6.39%	44.31%	334,211,170	298,284	1,120	3.84%	29.08%	26,251,110	57,172	459	2.49%	36.66%

1992-2004 Rate Ann.%chg AvgVal/Acre:

3.10%

2.15%

2.64%

Tax Year ⁽²⁾	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	501,265	11,141	45	--	--	6,360	264	24	--	--	343,025,730	429,380	799	--	--
1993	505,860	11,243	45	0.00%		6,360	264	24	0.00%		359,717,780	432,364	832	4.13%	4.13%
1994	503,115	11,180	45	0.00%		6,360	264	24	0.00%		359,843,520	432,330	832	0.00%	4.13%
1995	499,515	11,100	45	0.00%		6,290	260	24	0.00%		339,095,130	430,340	788	-5.29%	-1.38%
1996	501,090	11,395	44	-2.22%		6,290	260	24	0.00%		387,460,600	430,340	900	14.21%	12.64%
1997						511,040	11,476	45	--		386,696,025	429,377	901	0.11%	12.77%
1998						510,950	11,474	45	0.00%		420,702,505	428,969	981	8.88%	22.78%
1999						577,545	11,476	50	11.11%		452,812,260	428,968	1,056	7.65%	32.17%
2000						3,908,200	11,482	340	580.00%		441,854,815	427,304	1,034	-2.08%	29.41%
2001						2,296,930	11,505	200	-41.18%		464,491,460	428,563	1,084	4.84%	35.67%
2002						1,775,500	11,618	153	-23.50%		448,891,510	427,894	1,049	-3.23%	31.29%
2003	1,432,700	11,766	122	n/a	n/a	0	0		n/a	n/a	434,364,760	426,570	1,018	-2.96%	27.41%
2003	1,752,050	11,974	146	19.94%	n/a	0	0		n/a	n/a	450,604,920	423,984	1,063	4.40%	33.01%

1992-2004 Rate Ann.%chg AvgVal/Acre:

2.41%

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SAUNDERS

FL area

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CHART 4

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(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs
source: 1992 - 2004 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2005